

OWNER/APPLICANT

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PREPARER

COMPANY:	THIRD GEN CIVL ENGINEERING
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APNs

7218-002-916

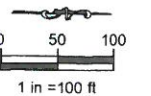
7218-028-901

ZONING

I - INSTITUTIONAL

UTILITIES

WATER:	LONG BEACH WATER DEPARTMENT
SEWER:	LONG BEACH WATER DEPARTMENT
GAS:	LONG BEACH GAS & OIL DEPT.
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
TELEVISION:	FRONTIER



APN 72:8-028-902
PORTION OF LOT 7
TRACT MAP 10348
BOOK 174 PAGE 15-23
(S89° 47' 37"E 730.35')
S89° 47' 37"E 720.35'
99'
56'
ALLEY
20'
TRACT MAP 13163
BOOK 264 PAGE 9

LOT 1
PARCEL A
PER INSTRUMENT
20161385086
(577.05' N00° 11' 40"E)
N89° 48' 15" W 347.83'
N89° 48' 15" W 372.50'
87'
60'

REDONDO AVENUE
LOT A
(500' 11' 45"W 600.06')
500' 11' 45"W 531.00'
(500' 11' 45"W 570.19')
500' 11' 45"W 679.25'
10' ROW
87'
40'
(500' 11' 45"W 40.00')

LOT 2
92'
N00° 11' 45"E 679.07'

LOT 3
N89° 46' 32" W 327.83'
(N89° 46' 32" W 710.33')
92'
92'
(602.99' N00° 11' 45"E)
(N89° 47' 32"W) (20.00')
(N00° 11' 40"E) (30.00')

PARCEL B
PER INSTRUMENT
20161385087

E 23RD STREET
E BURNETT STREET
4

TRACT MAP 16183
BOOK 356 PAGE 24-25
PORTION OF LOT 1
APN 72:8-002-040

PARCEL MAP 19075
BOOK 208 PAGE 90-91
LOT 3
APN 72:8-002-033

TITLE REPORT INFO

TITLE REPORT PREPARED BY:	CHICAGO TITLE COMPANY
DATED:	MARCH 20, 2017
ORDER NO:	00056940-001-PS-JC

SURVEY INFO

SURVEY PREPARED BY:	THIRD GEN CIVIL ENGINEERING
DATE OF SURVEY:	NOVEMBER 21, 2016
DATE OF PLAT:	APRIL 13, 2017






LOT AREA TABLE

LOT NUMBER:	AREA (SF):	USE:
1	382,545	COMMERCIAL
2	252,987	COMMERCIAL
3	224,111	COMMERCIAL
A	12,103	PUBLIC STREET RIGHT-OF-WAY

FLOOD ZONE INFO

COMMUNITY PANEL NUMBER:	06037C1970 F
EFFECTIVE DATE:	SEPTEMBER 26, 2008
ZONE:	X (AREA OF MINIMAL RISK OUTSIDE THE 1 PERCENT AND .2 PERCENT ANNUAL CHANCE FLOOD PLAINS.)

LEGEND

 EXISTING PROPERTY LINE
 PROPOSED PROPERTY LINE/
 RIGHT-OF-WAY
 EXISTING RIGHT-OF-WAY
 EXISTING EASEMENT
 PROPOSED EASEMENT

REVISION	DATE	NO.

THIRDDGEN
CIVIL ENGINEERING
YORBA LINDA, CA
OFFICE 626.390.9787

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES

TENTATIVE PARCEL MAP
NO. 77075

SHEET 1
OF 2

JOB #: 106.001.001

TENTATIVE PARCEL MAP NO. 77075

PARCEL A:

ALL THAT CERTAIN REAL PROPERTY, BEING A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 84 OF RECORD OF SURVEY, AT PAGE 68, LOS ANGELES COUNTY RECORDS, AND A PORTION OF LOT 1 OF TRACT NO. 16183, FILED FOR RECORD IN BOOK 356 OF MAPS, AT PAGES 24 AND 25, LOS ANGELES COUNTY RECORDS, CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 SOUTH 89° 47' 37" EAST, A DISTANCE OF 730.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EAST LINE OF SAID PARCEL 1 NORTH 00° 11' 40" EAST, A DISTANCE OF 577.05 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 1, BEING ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 23RD STREET (30 FEET WIDE); THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00° 11' 40" EAST, A DISTANCE OF 30.00 FEET TO A POINT 30.00 FEET NORTHERLY OF SAID NORTH RIGHT-OF-WAY LINE OR 23RD STREET (30 FEET WIDE); THENCE PARALLEL WITH AND 30.00 FEET NORTHERLY OF THE WESTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF 23RD STREET (30 FEET WIDE), NORTH 89° 47' 32" WEST, A DISTANCE OF 20.00 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 1 NORTH 00° 11' 45" EAST, A DISTANCE OF 602.99 FEET TO A POINT ON THE NORTH LINE OF PARCEL 3 AS DESCRIBED IN GRANT DEED, FILED FOR RECORD ON NOVEMBER 30, 1979 AS INSTRUMENT NO. 79-1345118 OF OFFICIAL RECORDS, LOS ANGELES COUNTY RECORDS; THENCE ALONG LAST SAID NORTH LINE NORTH 89° 46' 32" WEST, A DISTANCE OF 710.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3, BEING ALSO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE, SOUTH 00° 11' 45" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00° 11' 45" WEST, A DISTANCE OF 570.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00° 11' 45" WEST, A DISTANCE OF 600.06 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LAND AN UNDIVIDED 16-2/3 PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND/OR THAT MAY BE PRODUCED AND SAVED FROM SAID LANDS, OTHER THAN SUBSTANCES USED IN OPERATIONS FOR THE DISCOVERY, DEVELOPMENT, PRODUCTION AND/OR TREATMENT THEREOF WITHOUT THE RIGHT TO ENTER UPON SAID LANDS FOR THE PURPOSE OF DRILLING THEREON, OR DEVELOPING THEREIN, OR PRODUCING THEREFROM ANY OF SAID SUBSTANCES AS RESERVED BY BIXBY LAND COMPANY, A CORPORATION IN DEED RECORDED AUGUST 7, 1942 IN BOOK 19508 PAGE 97. OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID LAND ALL OTHER OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND WHICH MAY BE PRODUCED AND SAVED FROM SAID LANDS, AND ALL OTHER MINERALS OF WHATSOEVER KIND OR DESCRIPTION THEREIN OR THEREUNDER, TOGETHER WITH THE RIGHT TO ENTER AND USE THE SUBSURFACE OF SAID LANDS FOR ANY AND ALL PURPOSES RELATING TO THE PROSPECTING, MINING OR DRILLING FOR OR THE PRODUCTION OF ANY AND ALL HYDROCARBON AND/OR OTHER MINERAL SUBSTANCES IN AND UNDER SAID LANDS AND/OR OTHER LANDS, PROVIDED, HOWEVER THAT GRANTOR SHALL NOT PROSPECT, MINE, DRILL OR OTHERWISE OPERATE IN OR UPON OR THROUGH SAID LANDS AT A DEPTH OF LESS THAN 100 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE THEREOF AS RESERVED BY SHELL OIL COMPANY, A CORPORATION, IN DEED RECORDED SEPTEMBER 1, 1961, AS INSTRUMENT NO. 2529, IN BOOK D-1342 PAGE 701. OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND/OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 100 FEET FROM THE SURFACE OF ALL OF TRACT 14231, INCLUDING STREETS, AVENUES, AND ALLEYS, AS PER MAP RECORDED IN BOOK 323 PAGES 38 TO 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OR ANY PART THEREOF, BUT PROVIDED FURTHER THAT SUCH RESERVATION SHALL NOT ENTITLE THE SAID GRANTOR, ITS SUCCESSORS OR ASSIGNS, TO USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID PROPERTY TO A DEPTH OF 100 FEET BELOW THE SURFACE THEREOF; AND THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO DRILL INTO, LOCATE WELLS IN, AND PRODUCE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM THAT PORTION OF SAID PROPERTY WHICH LIES AT A DEPTH BELOW 100 FEET FROM THE SURFACE OF SAID PROPERTY, AND IN OTHER PART THEREOF, AS RESERVED IN THE DEED FOR BIXBY LAND COMPANY, RECORDED SEPTEMBER 21, 1946 IN BOOK 23757 PAGE 167 OFFICIAL RECORDS.

SAID LAND IS SHOWN AS EXHIBIT A ON THE DOCUMENT ENTITLED "GRANT OF
CERTIFICATE OF COMPLIANCE", RECORDED ON NOVEMBER 7, 2016 AS INSTRUMENT NO.
20161385086, OF OFFICIAL RECORDS.

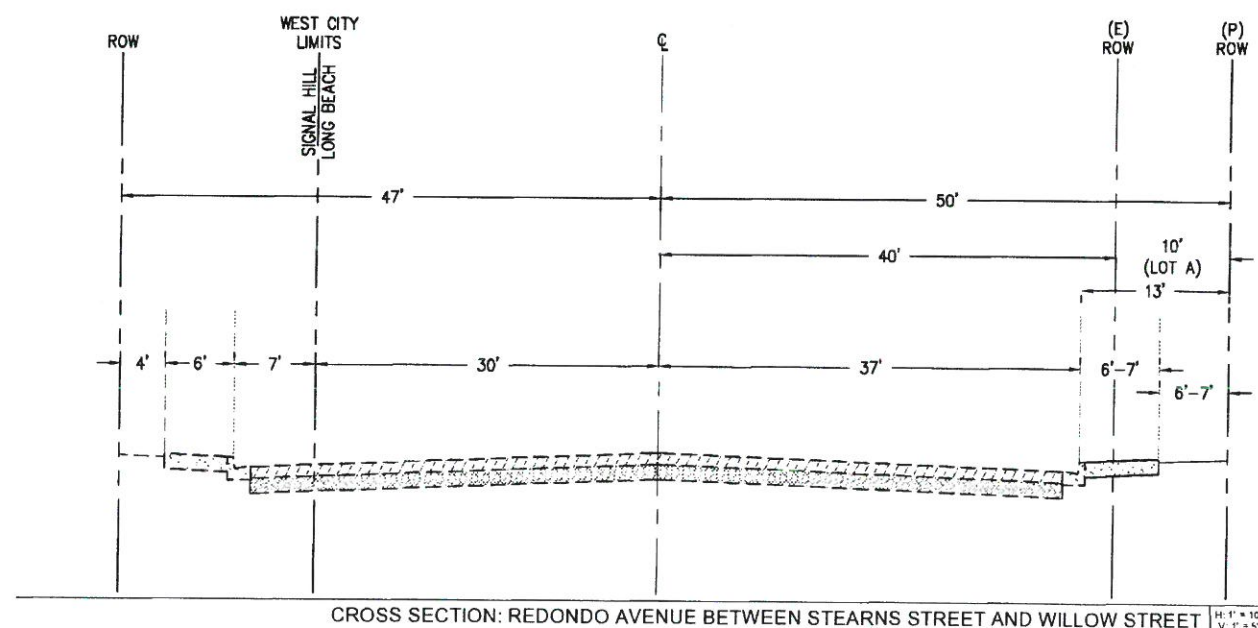
THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS.

- 1 A NON-EXCLUSIVE EASEMENT TO DRILL OR BORE LATERALLY THROUGH ANY AND ALL PORTIONS OF SAID LAND LYING BELOW A DEPTH OF 100 FEET FROM THE SURFACE THEREOF, BY MEANS ONLY OF WELLS COMMENCED UPON LANDS OTHER THAN THE LANDS HEREIN DESCRIBED, FOR THE DISCOVERY, DEVELOPMENT AND PRODUCTION OF OIL, GAS AND/OR OTHER HYDROCARBON SUBSTANCES FROM LANDS OTHER THAN SAID LAND THEREIN DESCRIBED; SUCH RIGHT AND EASEMENT TO BE EXERCISED AT ALL TIMES SO AS NOT TO DAMAGE OR INTERFERE WITH, OR WITH THE OPERATION OF, ANY THEN EXISTING WELLS OR WORKS OF SHELL OIL COMPANY, A CORPORATION, SUCCESSOR IN INTEREST TO SHELL OIL COMPANY, INCORPORATED, A CORPORATION, UPON SAID LANDS, AND SO AS NOT TO PRODUCE, OIL, GAS OR OTHER HYDROCARBON SUBSTANCES OR ANY SUBSTANCES WHATSOEVER FROM ANY PART OF SAID LANDS OR TO DAMAGE OR CONTAMINATE ANY FORMATION UPON SAID LANDS BEARING ANY OF SAID SUBSTANCES, WITHOUT THE RIGHT TO ENTER UPON SAID LAND FOR THE PURPOSE OF DRILL THEREON, OR DEVELOPMENT THEREIN, OR PRODUCING THEREFROM, ANY OF SAID SUBSTANCES, AS RESERVED BY BIXBY LAND COMPANY, A CORPORATION, IN DEED RECORDED AUGUST 7, 1942 IN BOOK 1950B, PAGE 97, OF OFFICIAL RECORDS.
- 2 AN OIL LEASE DATED MAY 8, 1944 AFFECTING ALL OF SAID LAND LYING BENEATH THE TOP 100 FEET, EXCEPTING THE NORTHERLY 341.49 FEET MEASURED ALONG THE EASTERLY LINE OF NEWPORT AVENUE, EXECUTED BY BIXBY LAND COMPANY, A CORPORATION, AS LESSOR, AND BY SHELL OIL COMPANY, INCORPORATED, A CORPORATION, AS LESSEE, FOR THE TERM OF 20 YEARS FROM THE DATE THEREOF, AND FOR SO LONG THEREAFTER, AS LESSEE, SHALL CONDUCT DRILLING OR PRODUCING OPERATIONS ON OR IN SAID LEASED LANDS UPON THE TERMS, CONDITIONS AND COVENANTS THEREIN PROVIDED, RECORDED SEPTEMBER 13, 1945 AS INSTRUMENT NO. 2249 IN BOOK 22319, PAGE 1 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR PLANTING STRIP OVER THE EAST 10 FEET OF THAT PORTION OF SAID LAND AS DESCRIBED IN THE DECREE OF CONDEMNATION HAD IN CASE NO. 549866 SUPERIOR COURT OF LOS ANGELES, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 30344, PAGE 391 OF OFFICIAL RECORDS, AND SO PROVIDED FOR IN SAID DECREE.
- 4 AN EASEMENT FOR PUBLIC STREET GRANTED TO THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION, RECORDED NOVEMBER 30, 1979 AS INSTRUMENT NO. 79-1345118 OF OFFICIAL RECORDS

5 AN EASEMENT FOR ELECTRIC AND ALL APPURTENANT PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON, A PRIVATE CORPORATION, RECORDED _____ AS INSTRUMENT NO. ____ OF OFFICIAL RECORDS

6 AN EASEMENT FOR STORM DRAIN AND ALL APPURTENANT PURPOSES GRANTED TO THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION, RECORDED _____ AS INSTRUMENT NO. ____ OF OFFICIAL RECORDS

7 AN EASEMENT FOR SEWER AND ALL APPURTENANT PURPOSES GRANTED TO THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION, RECORDED _____ AS INSTRUMENT NO. ____ OF OFFICIAL RECORDS



CROSS SECTION: REDONDO AVENUE BETWEEN STEARNS STREET AND WILLOW STREET

		THIRDDGEN CIVIL ENGINEERING YORBA LINDA, CA OFFICE 626.390.9787	IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES	SHEET <u>2</u> OF 2
REVISION	DATE NO.		TENTATIVE PARCEL MAP NO. 77075	JOB # 106.001.001