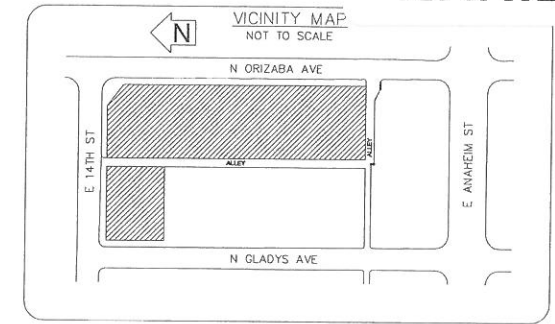


SCALE 1" = 30'

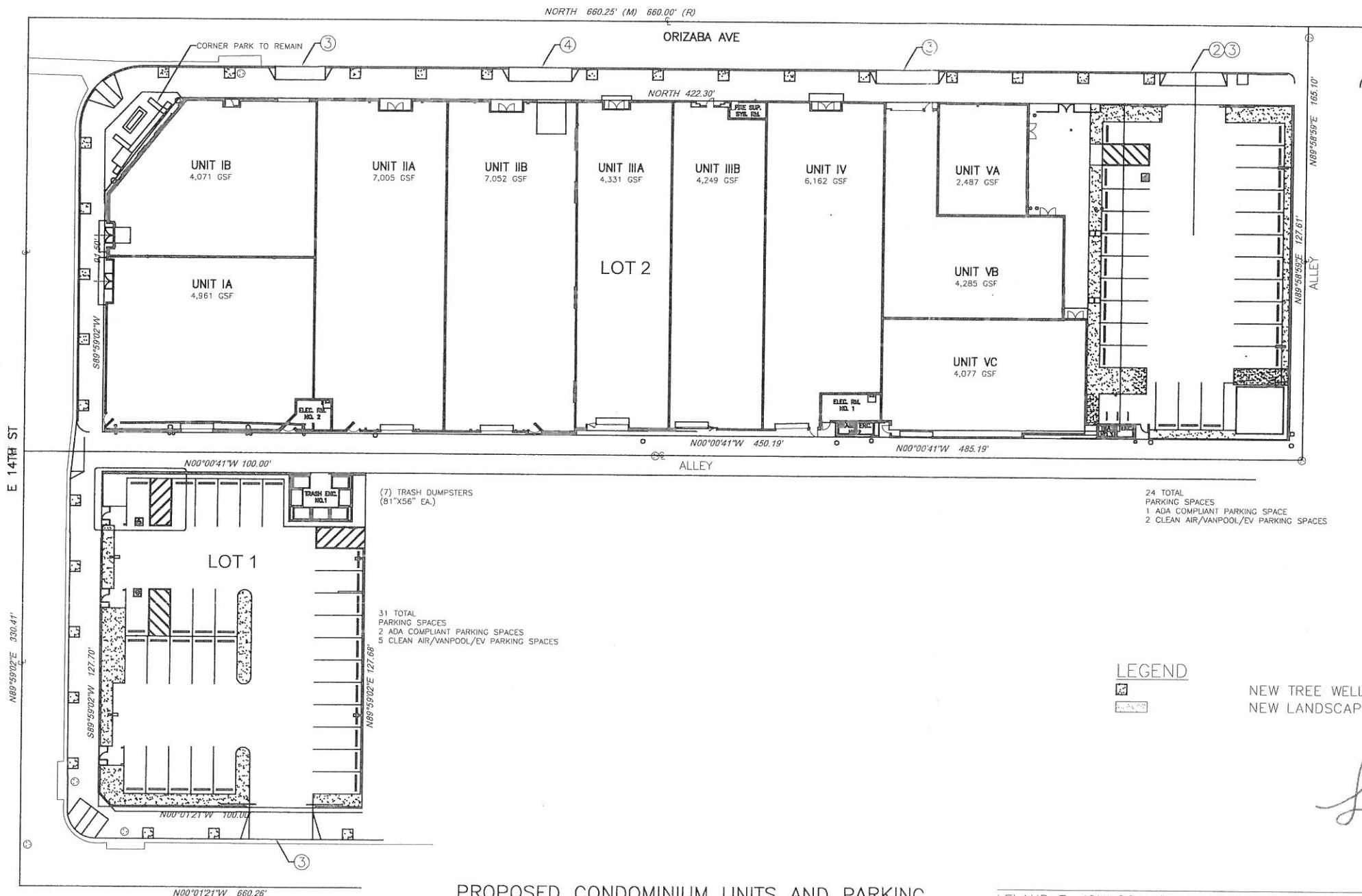
VESTING TENTATIVE MAP TRACT NO. 74943

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

EXHIBIT C



ORIZABA AVE ELEVATION VIEW
(MIRROR IMAGE)

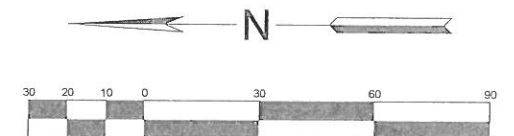


UNIT AREAS	
UNIT IA	4,961
UNIT IB	4,071
UNIT IIA	7,005
UNIT IIB	7,052
UNIT IIIA	4,331
UNIT IIIB	4,249
UNIT IV	5,955
UNIT VA	2,487
UNIT VB	4,285
UNIT VC	4,077
TOTAL GSF	48,473
10 CONDOMINIUM UNITS TOTAL	

LEGEND

NEW TREE WELLS
NEW LANDSCAPING

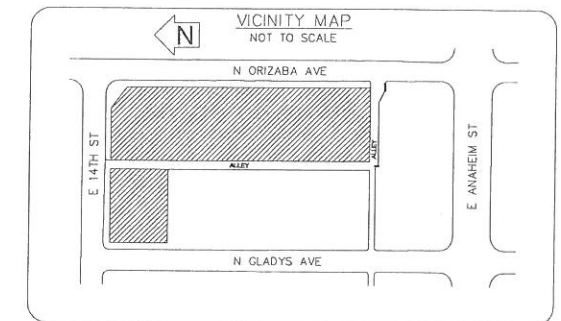
Leland F. Johnson
Professional Engineer
No. 13560
State of California
2017



PROPOSED CONDOMINIUM UNITS AND PARKING

LELAND F. JOHNSON, R.C.E. 13560 EXP. 3-31-17

DATE: _____

VESTING TENTATIVE MAP
TRACT NO. 74943IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

ENGINEER

JMC²JOHN M. CRUIKSHANK CONSULTANTS INC.
411 N. HARBOR BLVD., SUITE 201
SAN PEDRO, CA 90731
(310) 241-6550*Leland F. Johnson* DATE: 9/14/2017
LELAND F. JOHNSON, R.C.E. 13560 EXP. 3-31-19

OWNER AND SUBDIVIDER

1351 ORIZABA AVE LLC
5318 E. 2ND ST., #517
LONG BEACH, CA 90803
(562) 987-4466
MR. ROB BELLVUE
e-mail: rob@granitegroup.com

LEGAL DESCRIPTION

LOTS 1 & 2 AND LOTS 10-18, INCLUSIVE
AK-SAR-BEN TRACT
MB 9-197
APN: 7259-021-001 & 021

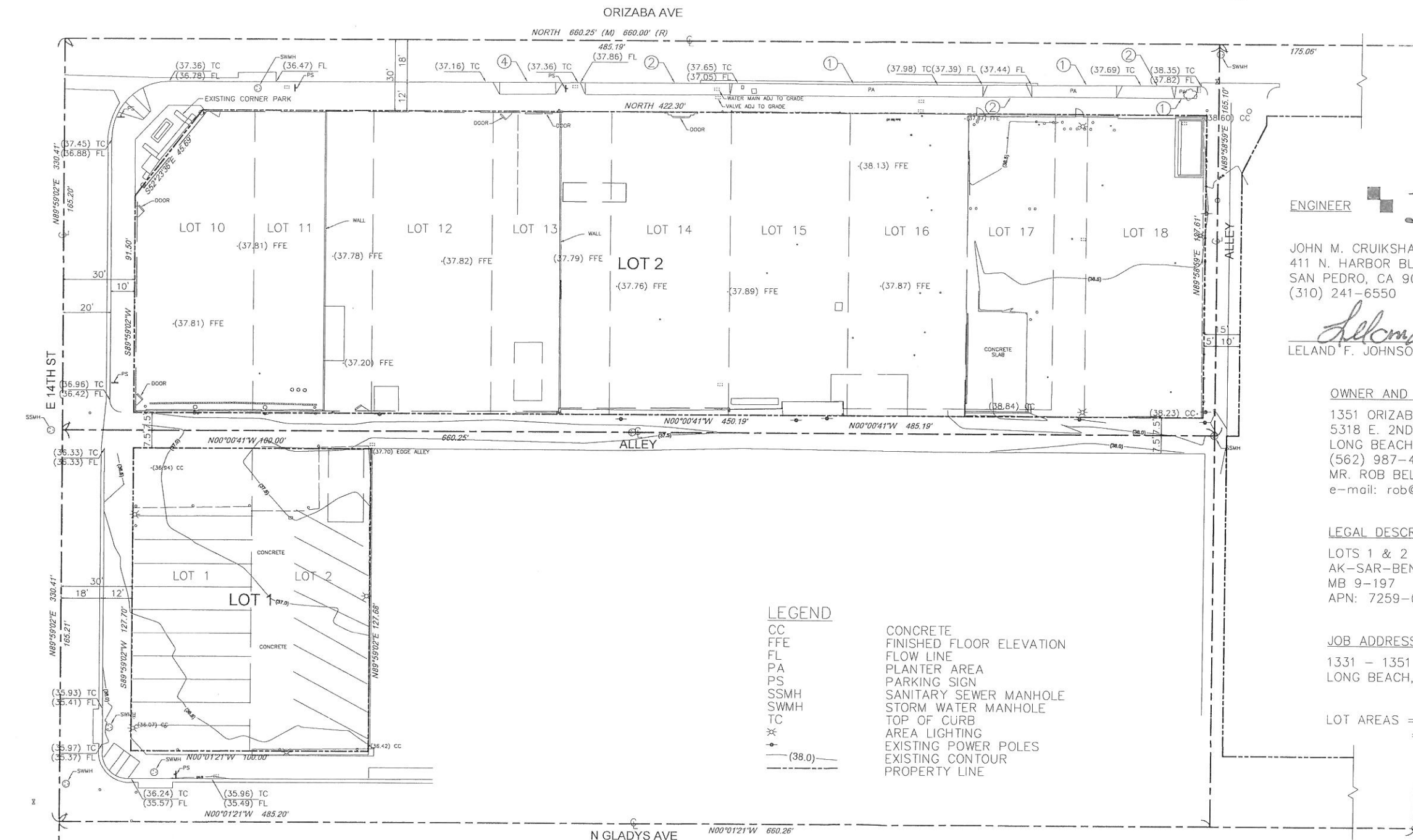
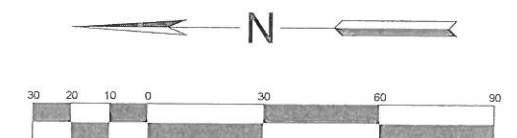
JOB ADDRESS

1331 - 1351 ORIZABA AVE & 1390 GLADYS AVE
LONG BEACH, CA 90803LOT AREAS = 69,726.06 SF
= 1.60 AC

BASIS OF BEARING

THE BEARING OF SOUTH AS SHOWN FOR
THE SIDE LINE OF ORIZABA AVENUE ON
THE AK-SAR-BEN TRACT, M.B. 9-197
WAS USED AS THE BASIS OF BEARING FOR
THIS MAP

BENCH MARK:

SW COR ORIAZBA AVE@14th ST STD
BRASS DISC IN CATCH BASIN STAMPED
CLB BM 468 RE 3111 1965, 0.8' W/CURB
4.7' S/CURB END, N END/CATCH
BASIN ELEV 37.026 FEET, YEAR OF
ADJUSTMENT 1985, NGVD 1929 MSL

LEGEND

CC
FFE
FL
PA
PS
SSMH
SWMH
TC
*
--- (38.0) ---
CONCRETE
FINISHED FLOOR ELEVATION
FLOW LINE
PLANTER AREA
PARKING SIGN
SANITARY SEWER MANHOLE
STORM WATER MANHOLE
TOP OF CURB
AREA LIGHTING
EXISTING POWER POLES
EXISTING CONTOUR
PROPERTY LINE

EXISTING TOPOGRAPHY

NOTES

- EXISTING PLANTER AREA TO BE REMOVED
- EXISTING DRIVEWAY TO BE REMOVED
- NEW DRIVEWAY AND CURB CUT (SEE SHEET 2)
- EXISTING DRIVEWAY TO REMAIN