

CITY OF LONG BEACH  
TENTATIVE TRACT MAP NO. 77142

EXHIBIT D

- LEGEND**
- TENTATIVE MAP BOUNDARY.....
- LOT NUMBER..... 1
- FIRST AND LAST RESIDENTIAL LOT NUMBER.....
- EXISTING WATERLINE..... W
- EXISTING RECLAIMED WATERLINE..... RW
- EXISTING STORM DRAIN..... SD
- EXISTING SEWER AND MANHOLES..... S
- EXISTING LOT NUMBER..... APN: 7280-028-034

**LEGAL DESCRIPTION**

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

PARCEL 1:

LOTS 1 TO 4 INCLUSIVE, BLOCK 12 OF THE TOWNSEND AND ROBINSON TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY THEREOF AS SPECIFICALLY DESCRIBED IN RECORDED INSTRUMENTS.

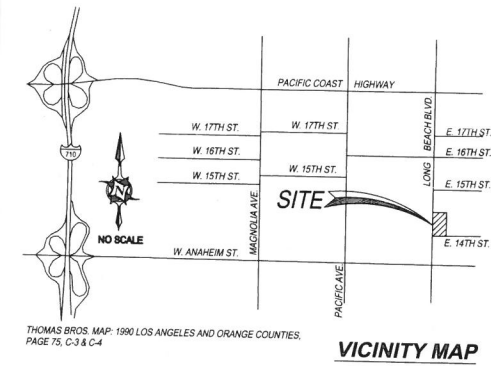
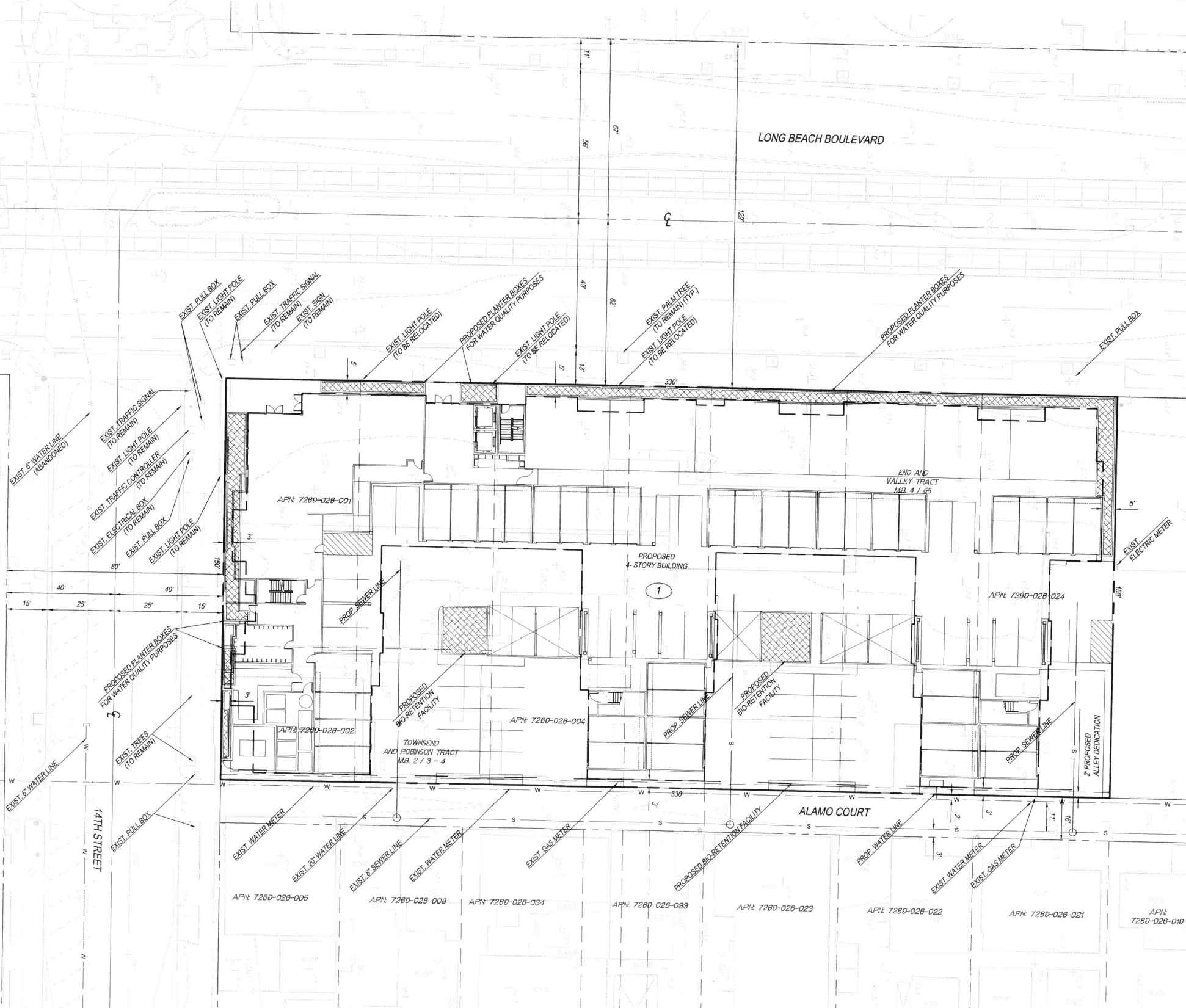
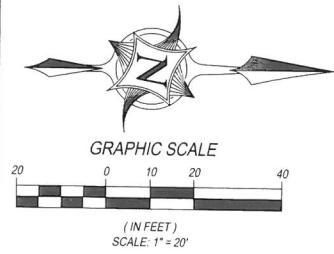
PARCEL 2

LOTS 10, 12 AND 14, IN BLOCK 1 OF THE ENO AND VARNEY TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LYING BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY THEREOF AS SPECIFICALLY DESCRIBED IN RECORDED INSTRUMENTS.

- GENERAL NOTES**
1. EXISTING AND PROPOSED GENERAL PLAN DESIGNATION: MIXED USE
  2. EXISTING & PROPOSED ZONING: MIDTOWN SPECIFIC PLAN ADOPTED JUNE 14, 2016
  3. EXISTING LAND USE: COMMERCIAL, PARKING, AND MIXED-USE
  4. EXISTING SURROUNDING LAND USE: SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, AND PARKING
  5. PROPOSED LAND USE: MIXED USE
  6. PROJECT ACREAGE: 1.1 AC. GROSS
  7. TOTAL NUMBER OF LOTS: 1 (MIXED USE)
  8. PROJECT DENSITY: 56.3 UNITS/ACRE
  9. UTILITY PURVEYORS: WATER: LONG BEACH WATER DEPARTMENT  
SEWER: LONG BEACH WATER DEPARTMENT  
GAS: CITY OF LONG BEACH GAS AND OIL DEPARTMENT  
ELECTRIC: SOUTHERN CALIFORNIA EDISON
  10. SCHOOL DISTRICT: LONG BEACH UNIFIED SCHOOL DISTRICT, DISTRICT 2.
  11. THIS PROJECT HAS A LOW POTENTIAL FOR LIQUEFACTION PER GEOTECHNICAL INVESTIGATION PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT BY SOUTHERN CALIFORNIA GEOTECHNICAL DATED OCTOBER 7, 2016
  12. APPLICANT REQUESTS THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 86456.1 OF THE MAP ACT.
  13. TOPOGRAPHY IS CONTROLLED AND PREPARED BY DON READ CORPORATION DATED JUNE 2, 2016.
  14. THIS TENTATIVE MAP COVERS THE ENTIRE CONTIGUOUS OWNERSHIP
  15. FLOOD ZONE: FEMA FLOOD ZONE "X"
  16. EASEMENTS ARE PER TITLE REPORT FILE NO. 216580014 DATED DECEMBER 30, 2015 BY LAWYERS TITLE COMPANY
  17. PARKING: 90 STALLS PROVIDED (36 GARAGES, 32 COVERED CARPORTS, 22 OPEN STALLS)

- PUBLIC UTILITIES**
- WATER:**  
LONG BEACH WATER DEPARTMENT  
1800 E. WARDLOW RD.  
LONG BEACH, CALIFORNIA 90807  
(562) 570-2300
- SEWER:**  
LONG BEACH WATER DEPARTMENT  
1800 E. WARDLOW RD.  
LONG BEACH, CALIFORNIA 90807  
(562) 570-2300
- ELECTRIC:**  
SOUTHERN CALIFORNIA EDISON  
2800 E. WILLOW ST.  
LONG BEACH, CALIFORNIA 90806  
(562) 981-2837
- GAS:**  
CITY OF LONG BEACH GAS AND OIL DEPARTMENT  
2400 E. SPRING ST.  
LONG BEACH, CALIFORNIA 90806  
(562) 570-2000



**ENGINEERING/CONTACT PERSON**

THIS MAP WAS PREPARED UNDER THE DIRECTION OF JESUS TAITANO  
A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

JESUS TAITANO  
RCE NO. 83391, EXPIRES 3/31/19  
CONTACT PERSON: JESUS TAITANO

**OWNER / DEVELOPER**

LONG BEACH SQUARE PARTNERS, LLC  
C/O CORMAN LEIGH COMMUNITIES  
32323 TEMECULA PARKWAY  
TEMECULA, CA, 92592  
(951) 296-5070

**ASSESSOR'S PARCEL NUMBERS**

7269-026-001 THROUGH 004 & 7269-026-024

**DATE OF MAP**

JANUARY 29, 2018

TENTATIVE TRACT MAP NO.  
**77142**  
IN THE CITY OF LONG BEACH, CALIFORNIA

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Lake Forest, CA 92630  
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(949) 599-0880 Fax  
**MAYERS & ASSOCIATES**  
Civil Engineering, Inc.  
PLANNING • ENGINEERING • SURVEYING