EXHIBIT B

LB COURTHOUSE

MTX43 / BSC11
275 MAGNOLIA AVENUE
LONG BEACH, CA 90802

OVERALL HEIGHT PER 1–A LETTER: 104'–5"

PROJECT TEAM

SITE ACQUISITION
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: VINCE AMAYA
PHONE: (949) 622–0333
FAX: (949) 622–0331

PLANNING
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: LISA DESMOND
PHONE: (949) 622–0333
FAX: (949) 622–0331

ARCHITECT:
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: WILLIAM DESMOND
PHONE: (949) 622–0333
FAX: (949) 622–0331

SURVEYOR:
AMBIT CONSULTING
P.O. BOX 9182
CHANDLER HEIGHTS, AZ 85127
PHONE: (602) 463–0472

UTILITY COORDINATOR:
TEKSYSTEMS
CONTACT: MARCIE HART
PHONE: (909) 638–3360

PROFESSIONAL ENGINEER:
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: ALBERT TENG
PHONE: (949) 622–0333
FAX: (949) 622–0331

VERIZON WIRELESS SIGNATURE BLOCK

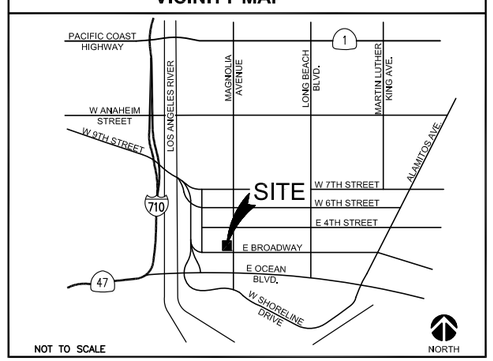
DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY TO BE INSTALLED UPON THE ROOF AND INSIDE (E) PENTHOUSES OF THE (E) COURTHOUSE BUILDING W/ (E) PENTHOUSE SIDING TO BE REPLACED WITH RF TRANSPARENT MATERIALS TO MIMIC EXISTING. IT WILL CONSIST OF THE FOLLOWING:

- (2) NEW VERIZON WIRELESS (109 SQ. FT. TOTAL) ANTENNA LEASE AREAS INSIDE (E) PENTHOUSES
- (5) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS
- (3) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS
- (2) NEW VERIZON WIRELESS RAYCAPS
- (12) NEW VERIZON WIRELESS RADIOS
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- NEW EQUIPMENT TO BE INSTALLED IN (E) EQUIPMENT CABINETS ON ROOF OR (E) CABINETS TO BE MODIFIED/CHANGED OUT AS NEEDED TO SUPPORT (N) ANTENNAS AND CABLING.

VICINITY MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM: VERIZON OFFICE

TO: 275 MAGNOLIA AVENUE
LONG BEACH, CA 90802

1. GET ON I–405N FROM SAND CANYON AVE
2. MERGE ONTO I–710S
3. KEEP LEFT TO DOWNTOWN LB
4. USE THE RIGHT LANE TO TAKE THE SHORELINE DRIVE RAMP
5. KEEP LEFT ONTO BROADWAY
6. TURN LEFT ONTO MAGNOLIA AVENUE
7. DESTINATION WILL BE ON YOUR LEFT

PROJECT SUMMARY

APPLICANT/LESSEE
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618
OFFICE: (949) 286–7000

APPLICANT'S REPRESENTATIVE
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: LISA DESMOND
PHONE: (949) 622–0333
FAX: (949) 622–0331

PROPERTY OWNER:
OWNER: JUDICIAL COUNCIL OF CALIFORNIA
ADDRESS: 275 MAGNOLIA AVENUE
LONG BEACH, CA 90802
CONTACT: KEVIN CONKLIN, CFO
TELEPHONE: OFFICE: (562) 726–1226

ASSESSOR'S PARCEL NUMBERS
APN: 7472–019–912
APN: 7278–019–900
APN: 7278–019–901
APN: 7278–019–902
APN: 7278–019–908
APN: 7278–019–921
APN: 7278–019–924
APN: 7278–019–925
APN: 7278–019–926
APN: 7278–019–927
APN: 7278–019–929
APN: 7278–019–927
APN: 7278–019–946
APN: 7278–019–947
APN: 7278–019–948
APN: 7278–019–949
APN: 7278–019–955
APN: 7278–019–956
APN: 7278–019–957
APN: 7278–019–958
APN: 7278–019–959
APN: 7278–019–960

PROPERTY INFORMATION:
SITE NAME: LB COURTHOUSE
SITE ADDRESS: 275 MAGNOLIA AVENUE
LONG BEACH, CA 90802
JURISDICTION: CITY OF LONG BEACH

CONSTRUCTION INFORMATION

OCCUPANCY: –
TYPE OF CONSTRUCTION: –
CURRENT ZONING: PD–30 PLANNED DEVELOPMENT ZONE – DOWNTOWN LONG BEACH DISTRICT
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B–203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE

SHEET	DESCRIPTION	REV
T–1	TITLE SHEET	3
LS–1	SITE SURVEY	3
LS–2	SITE SURVEY	3
A–1	OVERALL SITE PLAN	3
A–2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT AND ANTENNA LAYOUT	3
A–3	NORTH & EAST ELEVATIONS	3
A–4	SOUTH & WEST ELEVATIONS	3
A–4.1	SECTIONS	3

CONSTRUCTION DRAWINGS

811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR www.digalert.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE NOTED IN NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02/06/18	90% ZONING	TB
1	03/16/18	100% ZONING	TB
2	10/03/18	100% ZONING	TT
3	12/03/18	100% ZONING	TT

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # I16VW108A

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

LB COURTHOUSE
275 MAGNOLIA AVENUE
LONG BEACH, CA 90802

SHEET TITLE:
TITLE SHEET

T-1

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2: (BLOCK 121)

PARCEL 2A: (APN: 7278-019-906)
THE WEST 37.5 FEET OF LOTS 1, 3 AND 5 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND/OR THAT MAY BE PRODUCED FROM A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT ANY USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE THEREOF, TO A DEPTH OF 500 FEET, AS RESERVED IN DEED RECORDED OCTOBER 20, 1972 AS INSTRUMENT NO. 754 OF OFFICIAL RECORDS.

PARCEL 2B: (APN: 7278-019-908)
LOT 7 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE EASTERLY 100 FEET OF SAID LAND.

PARCEL 2C: (APN: 7278-019-954)
THE EAST ONE HUNDRED 100 FEET OF LOTS 5 AND 7 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2D: (APN: 7278-019-955, 956 & 957)
LOTS 9, 11, 13 AND 15 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT FROM LOTS 11, 13 AND 15 ALL MINERALS, GAS, OILS, PETROLEUM, NAPTHA AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY CARROLL C. AKIN IN DEED RECORDED DECEMBER 6, 1956 IN BOOK 53048, PAGE 142 OF OFFICIAL RECORDS.
ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF THE LAND, BUT WITHOUT THE RIGHT TO USE SURFACE OF THE LAND TO REMOVE, DRILL OR PROSPECT FOR SAME, AS RESERVED BY ANDREW G. SIOURIS AND FAITH M. SIOURIS, HIS WIFE, IN DEED RECORDED SEPTEMBER 18, 1981 AS INSTRUMENT NO. 81-929881 OF OFFICIAL RECORDS.

PARCEL 2E: (APN: 7278-019-953)
THE EAST 100 FEET OF LOTS 1 AND 3 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2F: (APN: 7278-019-905)
THE EAST 37.5 FEET OF THE WEST 75 FEET OF LOTS 1, 3 AND 5 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2G: (APN: 7278-019-926)
LOTS 6 AND 8 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2H: (APN: 7278-019-900, 901 & 902)
LOTS 10, 12, 14 AND 16 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING AND RESERVING 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 THEREOF FOR ANY ANO ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF ALL OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID LAND 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 FOR ANY PURPOSES WHATSOEVER.

PARCEL 2I: (APN: 7278-019-947)
LOTS 17 AND 18 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE SOUTHERLY 117 FEET OF SAID LOTS.

PARCEL 2J: (APN: 7278-019-948)
THE NORTHERLY 35 FEET OF THE SOUTHERLY 117 FEET OF LOTS 17 AND 18 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL OIL, GAS, NAPTHA AND OTHER HYDROCARBON SUBSTANCES LOCATED ON SAID LAND BELOW THE DEPTH OF 100 FEET FROM THE SURFACE THEREOF, BUT WITHOUT THE RIGHT OF ENTRY THERETO AS RESERVED IN THE DEED FROM GLADYS GERTRUDE TAYLOR, WHO ACQUIRED TITLE AS GLADYS G. ROBERTS, RECORDED OCTOBER 3, 1952 AS INSTRUMENT NO. 170 IN BOOK 39991, PAGE 186 OF OFFICIAL RECORDS.

LESSOR'S LEGAL DESCRIPTION

PARCEL 2K: (APN: 7278-019-921)
THE SOUTHERLY 82 FEET OF LOTS 17 AND 18 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2L: (APN: 7278-019-929)
LOTS 19 AND 20 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, OR UNDER THAT PORTION OF SAID LAND BELOW A DEPTH OF 200 FEET FROM THE SURFACE THEREOF, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY LEO SOOVAJIAN AND VIRGINIA G. SOOVAJIAN, IN DEED RECORDED MARCH 20, 1963 AS INSTRUMENT NO. 1501 OF OFFICIAL RECORDS.

PARCEL 2M: (PORTION OF APN: 7278-019-924)
THE EAST 18 FEET OF LOTS 2 AND 4 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2N: (PORTION OF APN: 7278-019-924)
THE WEST 39 FEET OF THE EAST 57 FEET OF LOTS 2 AND 4 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2P: (APN: 7278-019-927)
THE WESTERLY 43 FEET OF THE EASTERLY 100 FEET OF LOTS 2 AND 4 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2Q: (APN: 7278-019-925)
LOTS 2 AND 4 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE EAST 100 FEET OF SAID LOTS 2 AND 4.
ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LAND, AS RESERVED BY WILMA JANE ESTABROOK, IN DEED RECORDED FEBRUARY 10, 1949 IN BOOK 29015, PAGE 279 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ACCESS AT OR ABOVE 200 FEET. THE RIGHT TO SURFACE ACCESS TO A DEPTH OF 200 FEET CONDEMNED BY FINAL ORDER RECORDED JUNE 30, 2010 AS INSTRUMENT NO. 2010-897742 OF OFFICIAL RECORDS.

PARCEL 2R: (APN: 7278-019-946)
LOTS 21 AND 22 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2S: (APN: 7278-019-958)
THE NORTH 80 FEET OF LOTS 23 TO 29 INCLUSIVE IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2T: (APN: 7278-019-959)
THE EAST 15 FEET OF THE SOUTH 70 FEET OF LOT 24 AND THE SOUTH 70 FEET OF LOTS 25, 26, 27, 28 AND 29 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2U: (APN: 7278-019-949)
THE SOUTH 70 FEET OF LOT 23 AND THE WEST 10 FEET OF THE SOUTH 70 FEET OF LOT 24 IN BLOCK 121 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (DAISY AVENUE – PORTION OF APN: 7278-019-960)
THAT PORTION OF DAISY AVENUE BORDERED ON THE NORTH BY THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 1 BLOCK 122 TOWNSITE OF LONG BEACH AND ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 28 BLOCK 122 TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 91 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS VACATED BY RESOLUTIONS RECORDED JANUARY 19, 2010 AS INSTRUMENT NO. 20100074265 AND JANUARY 25, 2010 AS INSTRUMENT NO. 20100105403 BOTH OF OFFICIAL RECORDS.

PARCEL 4: (MAPLE WAY AND CRYSTAL COURT –PORTION OF APN: 7278-019-960)
THE ALLEYS WITHIN BLOCK 121 OF TOWN SITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 TO 96 INCLUSIVE OF MISCELLANEOUS RECORDS OF SAID COUNTY, BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID BLOCK, ON THE EAST BY THE EAST LINE OF SAID BLOCK, ON THE SOUTH BY THE SOUTH LINE OF SAID BLOCK AND ON THE WEST BY THE WEST LINE OF SAID BLOCK, AS VACATED BY RESOLUTIONS RECORDED JANUARY 19, 2010 AS INSTRUMENT NO. 20100074265 AND JANUARY 25, 2010 AS INSTRUMENT NO. 20100105403 BOTH OF OFFICIAL RECORDS.

APNS INCLUDED IN PARENT PARCEL

APN: 7278-019-900, 901, 902, 905, 906, 908, 921, 924, 925, 926, 927, 929, 946, 947, 948, 949, 953, 954, 955, 956, 957, 958, 959, PORTION OF 960

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #09205877-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED DECEMBER 27, 2017. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.
NOTE: TITLE ITEMS 1-13, 19 AND 21 ARE NOT SURVEY MATTERS OR ARE NOT PLOTTABLE AND HAVE NOT BEEN SHOWN

ITEMIZED NOTES:
(14) ANY IRREGULARITIES, RESERVATIONS, EASEMENTS OR OTHER MATTERS IN THE PROCEEDINGS OCCASIONING THE ABANDONMENT OR VACATION OF THE STREET/ROAD SHOWN BELOW:
NAME: DAISY AVENUE, MAPLE WAY AND CRYSTAL COURT
RECORDING DATE: JANUARY 19, 2010
RECORDING NO: AS INSTRUMENT NO. 20100074265 OF OFFICIAL RECORDS
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
AND RECORDING DATE: JANUARY 25, 2010
AND RECORDING NO: AS INSTRUMENT NO. 20100105403 OF OFFICIAL RECORDS
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED
RECORDING DATE: MAY 2, 2013
RECORDING NO: AS INSTRUMENT NO. 20130660603 OF OFFICIAL RECORDS
AND RE-RECORDING DATE: JUNE 23, 2014
AND RE-RECORDING NO: AS INSTRUMENT NO. 20140645523 OF OFFICIAL RECORDS (AS SHOWN ON SURVEY)

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM AGREEMENT
RECORDING DATE: APRIL 13, 2010
RECORDING NO: AS INSTRUMENT NO. 2010-501622 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

16. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: OCTOBER 5, 2010
RECORDING NO: AS INSTRUMENT NO. 2010-1414262 OF OFFICIAL RECORDS (BLANKET IN NATURE)

17. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF GROUND LEASE
LESSOR: THE JUDICIAL COUNCIL OF CALIFORNIA, ADMINISTRATIVE OFFICE OF THE COURTS
LESSEE: LONG BEACH JUDICIAL PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 20, 2010
RECORDING NO: AS INSTRUMENT NO. 2010-1880458 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. (BLANKET IN NATURE)

18. AN UNRECORDED SUBLEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF LEASE
SUBLESSOR: LONG BEACH JUDICIAL PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
SUBLESSEE: THE JUDICIAL COUNCIL OF CALIFORNIA, ADMINISTRATIVE OFFICE OF THE COURTS
RECORDING DATE: DECEMBER 20, 2010
RECORDING NO: AS INSTRUMENT NO. 2010-1880459 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. (BLANKET IN NATURE)

(20) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF LONG BEACH, A MUNICIPAL CORPORATION
PURPOSE: STREET
RECORDING DATE: JULY 16, 2013
RECORDING NO: AS INSTRUMENT NO. 2013-1042965 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 2C, 2D, 2E, 2S, 2T & 4 (AS SHOWN ON SURVEY)

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

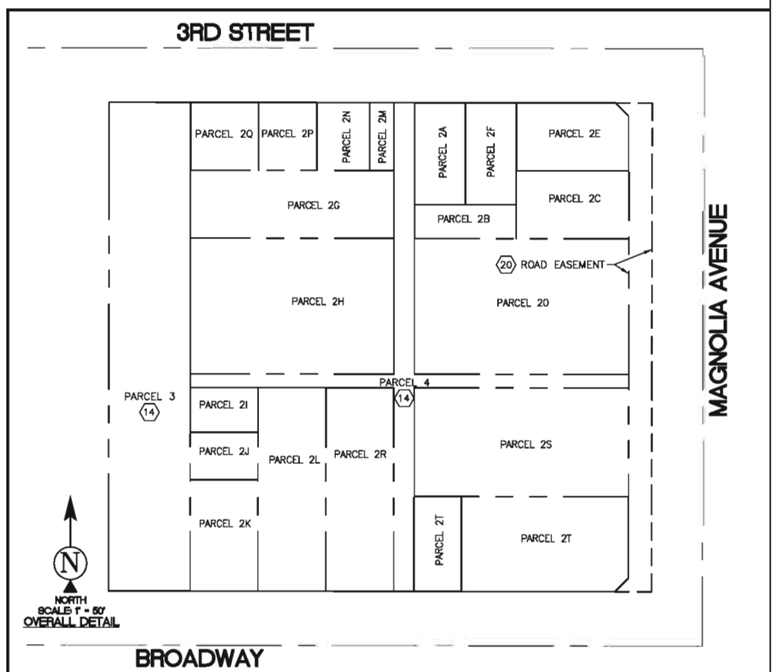
ALL DISTANCES SHOWN HEREON ARE **GRID** DISTANCES.

ACCESS NOTE

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

SCHEDULE "B" SUMMARY

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED LEASE AND EASEMENT AREAS SHOWN HEREON.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/23/18	PRELIMINARY	CK
1	01/25/18	TITLE (C)	CK
2	02/02/18	DESIGN (C)	CK

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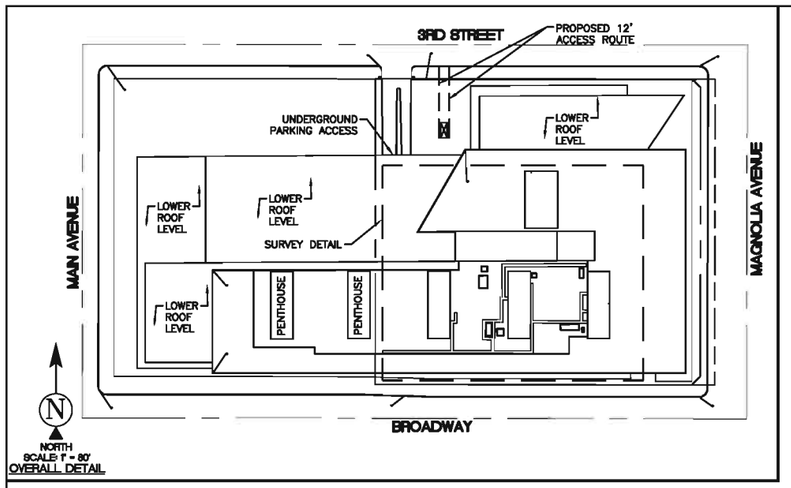
ambit consulting

LB COURTHOUSE
275 MAGNOLIA AVENUE
LONG BEACH, CA 90802
LOS ANGELES COUNTY

SHEET TITLE:
NOTES

LS-2



OVERALL DETAIL

POSITION OF GEODETIC COORDINATES – SECTOR "BETA"
LATITUDE 33° 46' 10.80" (33.769667) NORTH (NAD83)
LONGITUDE 118° 11' 54.84" (118.198567)WEST(NAD83)
GROUND ELEVATION @ 25.9' (NAVD88)

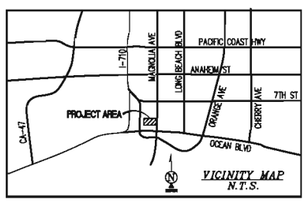
POSITION OF GEODETIC COORDINATES – SECTOR "GAMMA"
LATITUDE 33° 46' 12.32" (33.770089) NORTH (NAD83)
LONGITUDE 118° 11' 55.92" (118.198867)WEST(NAD83)
GROUND ELEVATION @ 25.9' (NAVD88)

POSITION OF GEODETIC COORDINATES – BLDG. CENTER
LATITUDE 33° 46' 11.29" (33.769803) NORTH (NAD83)
LONGITUDE 118° 11' 57.06" (118.199183)WEST(NAD83)
GROUND ELEVATION @ 25.9' (NAVD88)

LEGEND

BLDG	TOP OF BUILDING	AC	AIR CONDITIONING UNIT
FC	FACE OF CURB		POSITION OF GEODETIC COORDINATES
FS	FINISHED ROOF SURFACE	XXXX.X INC	SPOT ELEVATION
NG	NATURAL GRADE		
TP	TOP OF PARAPET		

CURBLINES
STREET CENTERLINES
SUBJECT PROPERTY LINE



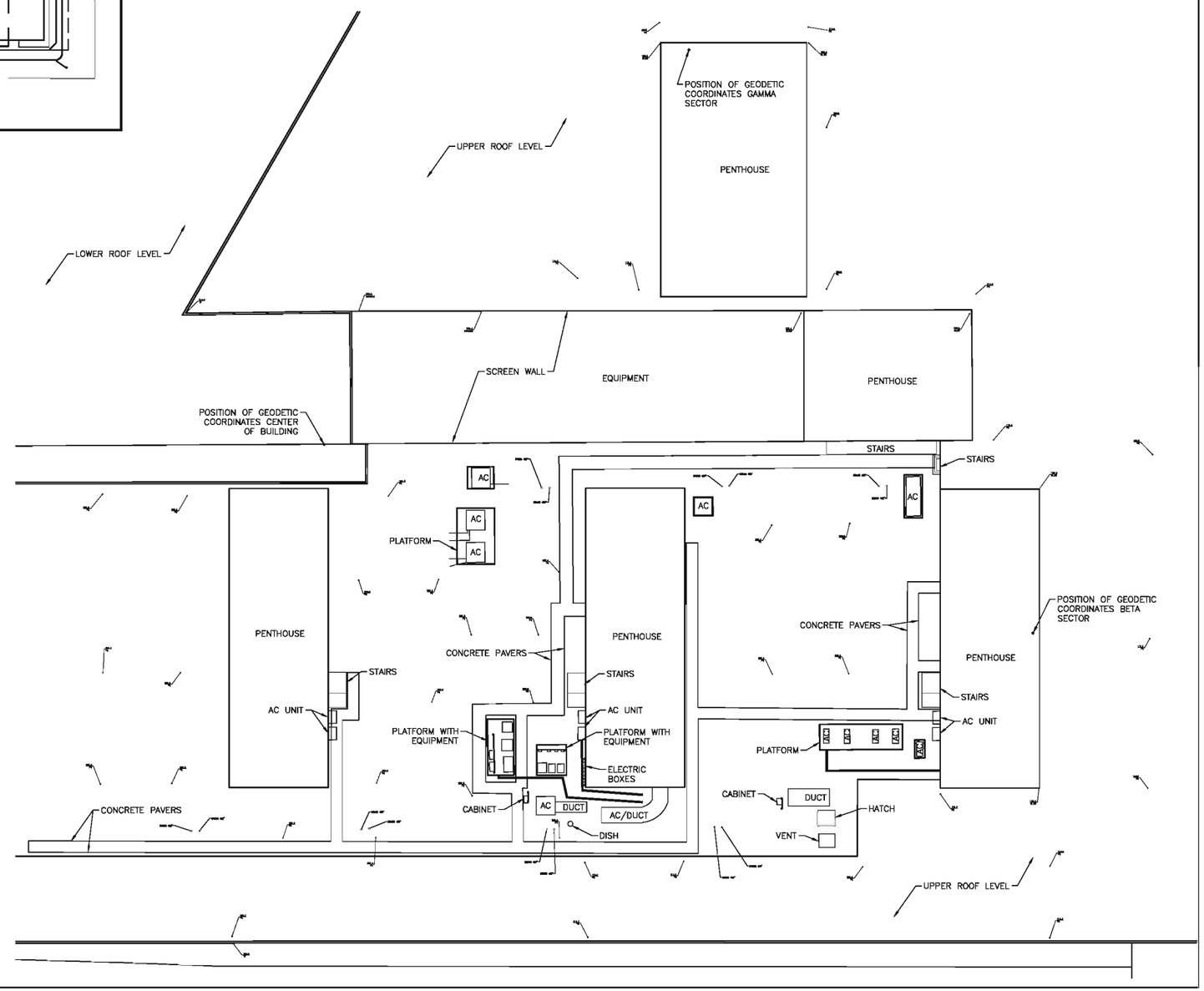
SURVEY DATE
01/17/2018

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM **CALIFORNIA STATE PLANE COORDINATE ZONE FIVE.** DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06059C2253G, DATED 08/28/2008

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.



GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 15 ft.

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LOS ANGELES COUNTY

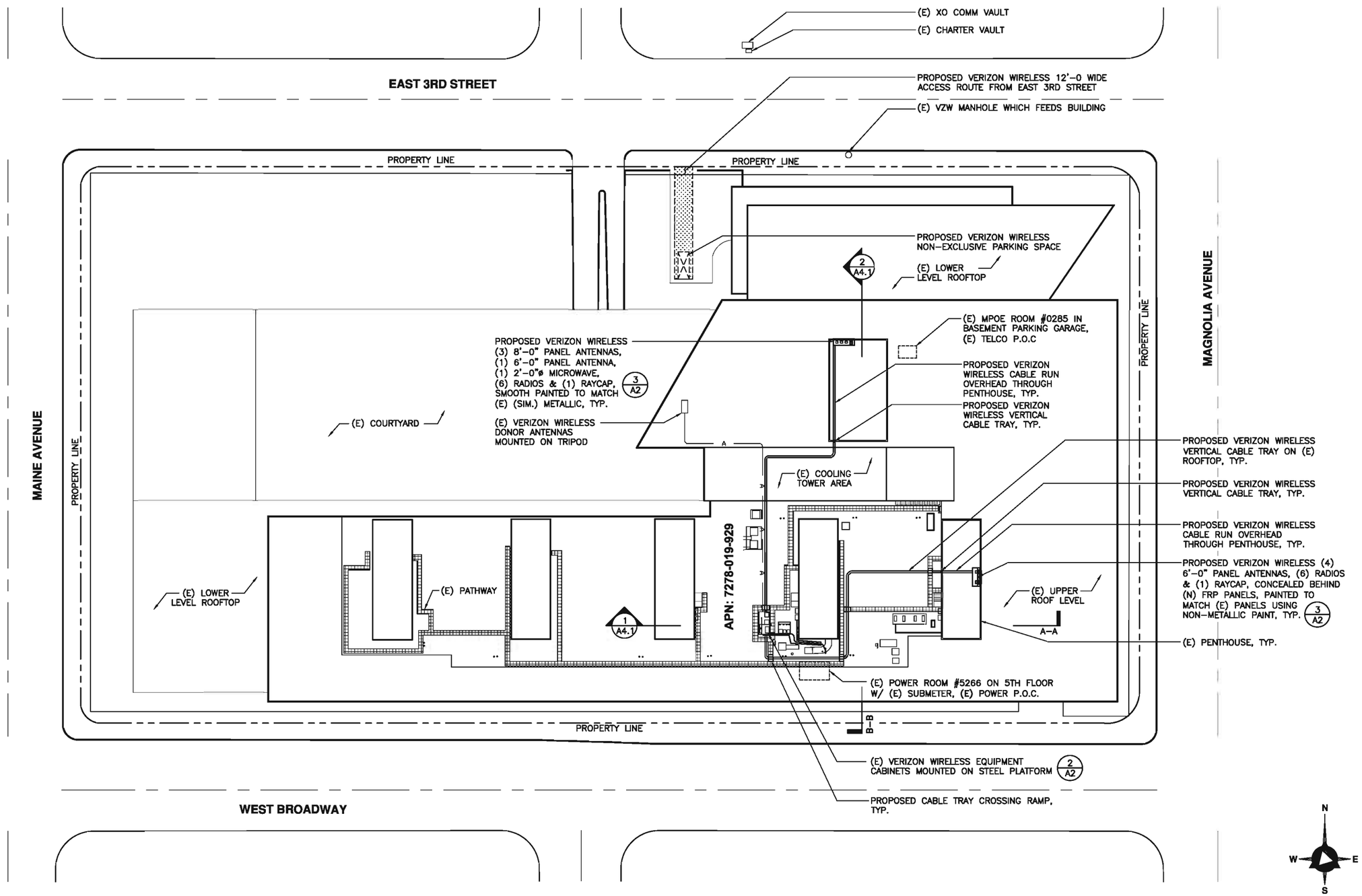
SHEET TITLE:
SITE SURVEY

LS-1

NOTE:
THE GC TO SECURE/HARDEN THE SITE PER FIELD OPS DIRECTION USING MASTER KEYED HIDDEN SHACKLE PAD LOCK W/ HIGH SECURITY HASP

NOTE:
NEW CONDUIT PATHWAYS SHOWN INCLUDE INSTALLATION OF APPROPRIATE SIZE AND TYPE HAND HOLES OR PULL BOXES, WHERE REQUIRED, WHETHER OR NOT SPECIFICALLY DEPICTED

NOTES:
– EXISTING AND NEW EQUIPMENT CABINET WOULD BE FULLY SCREENED BY EXISTING PARAPET



OVERALL SITE PLAN

SCALE: 1 In= 30 ft

30' 15' 0' 15' 30' 60'

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02/06/18	90% ZONING	TB
1	03/16/18	100% ZONING	TB
2	10/03/18	100% ZONING	TT
3	12/03/18	100% ZONING	TT

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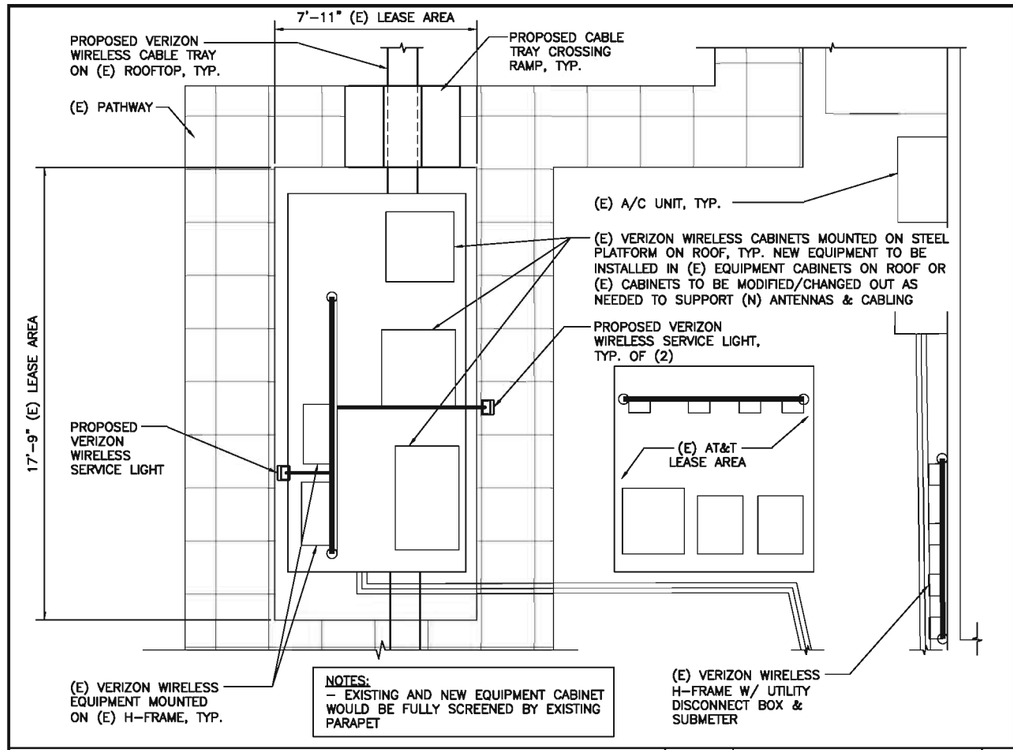
LONG BEACH, CA 90802

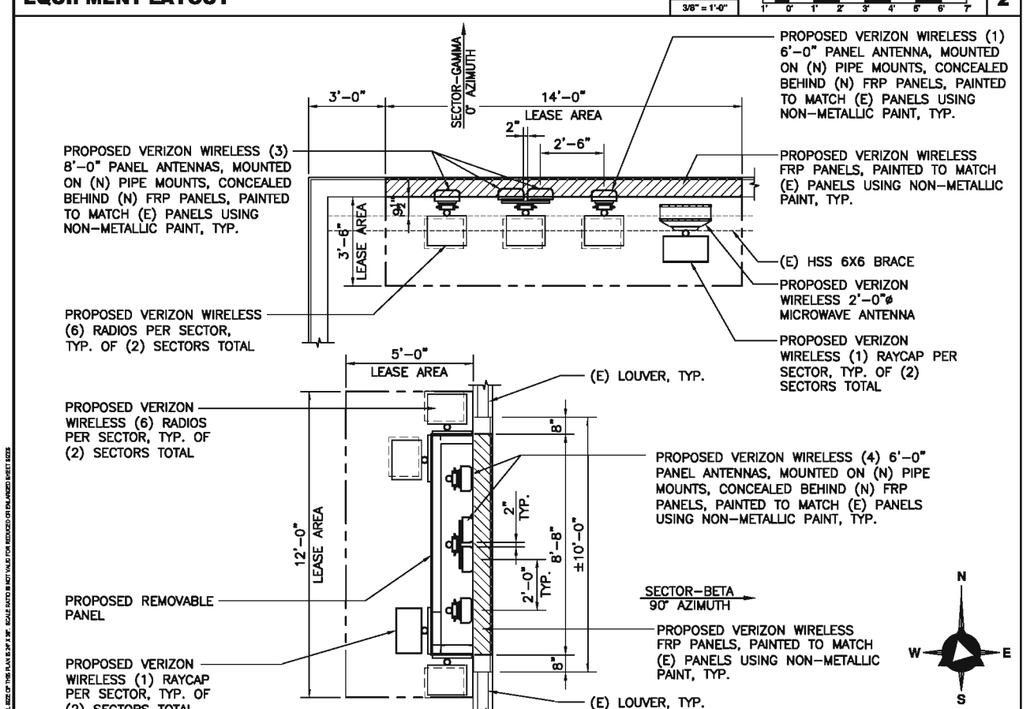
SHEET TITLE:

OVERALL SITE PLAN

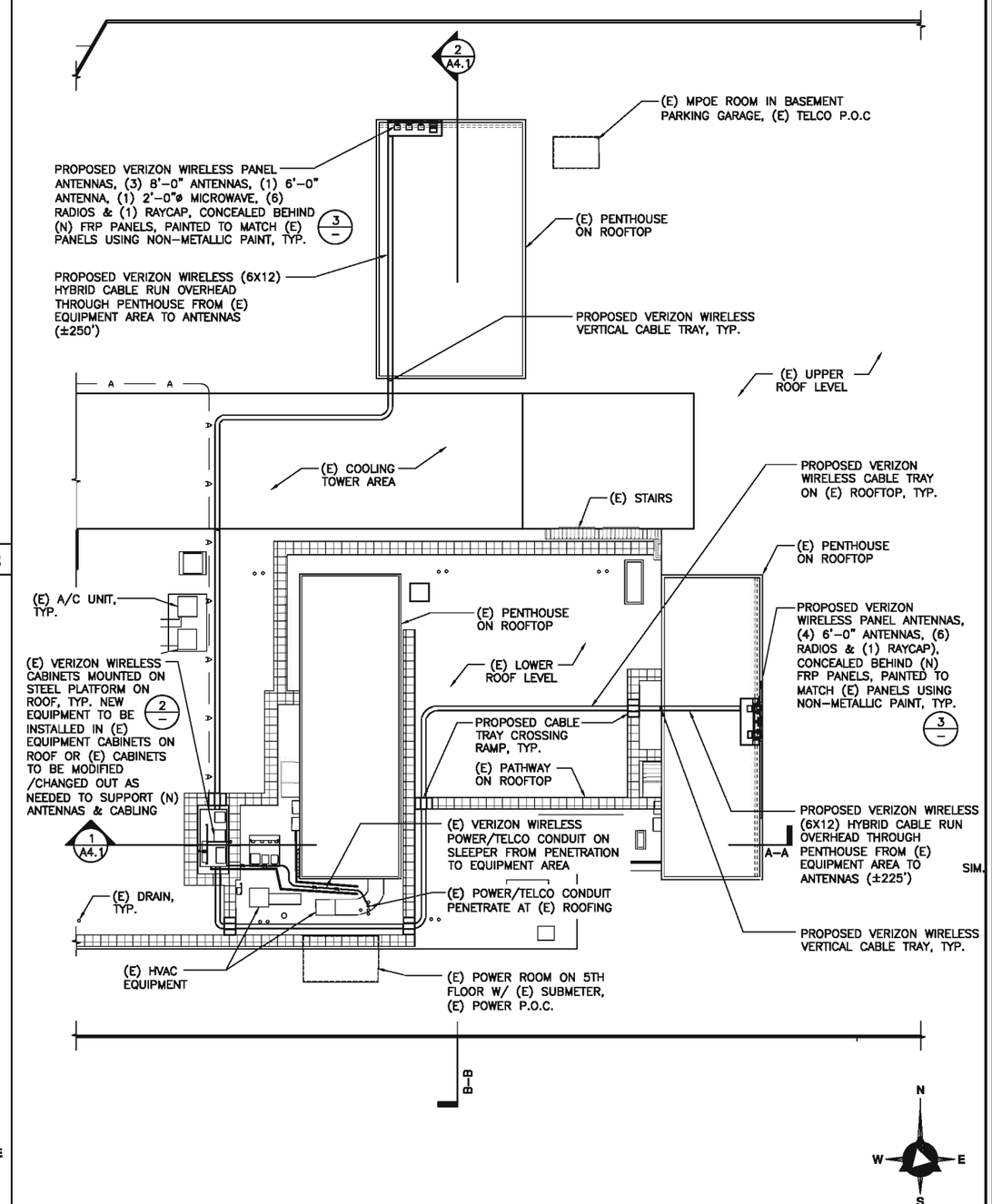
A-1



EQUIPMENT LAYOUT SCALE: 3/8" = 1'-0" 2



ANTENNA LAYOUT SCALE: 3/8" = 1'-0" 3



ENLARGED SITE PLAN SCALE: 1/16" = 1'-0" 1

ISSUE STATUS

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3	12/03/18	100% ZONING	TT

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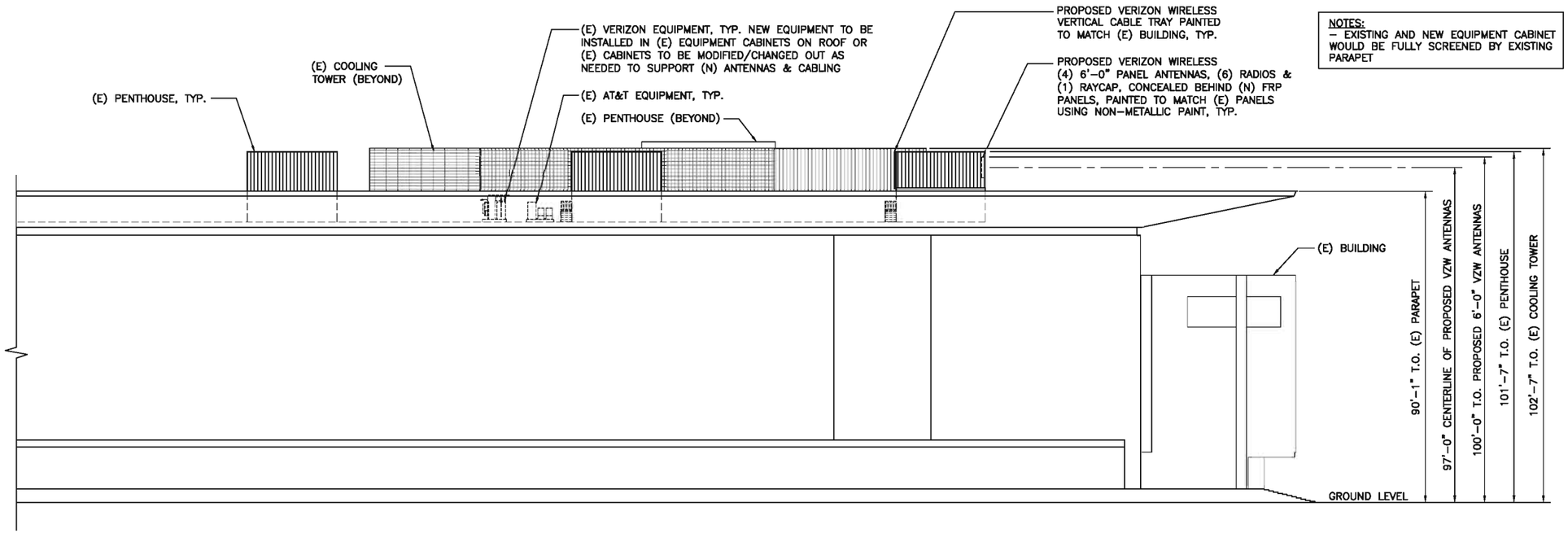
LONG BEACH, CA 90802

SHEET TITLE:

EQUIPMENT LAYOUT & ANTENNA LAYOUT

A-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

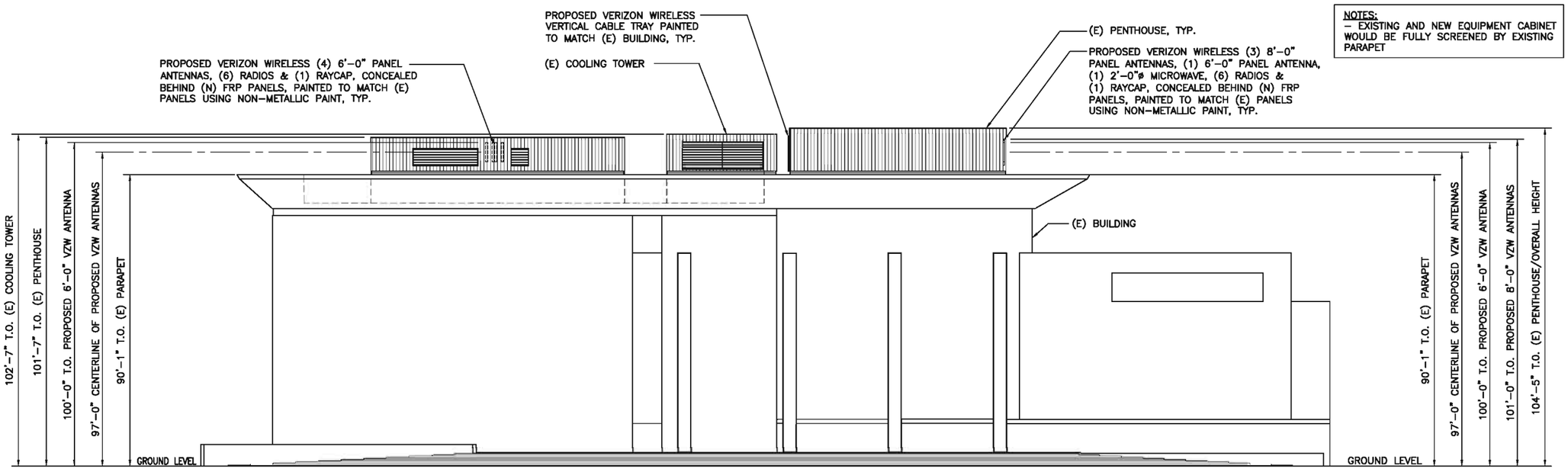


NOTES:
– EXISTING AND NEW EQUIPMENT CABINET WOULD BE FULLY SCREENED BY EXISTING PARAPET

SOUTH ELEVATION

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

1



NOTES:
– EXISTING AND NEW EQUIPMENT CABINET WOULD BE FULLY SCREENED BY EXISTING PARAPET

EAST ELEVATION

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

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE NOTED IS MEANT VALID FOR RESIZED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02/06/18	90% ZONING	TB
1	03/16/18	100% ZONING	TB
2	10/03/18	100% ZONING	TT
3	12/03/18	100% ZONING	TT

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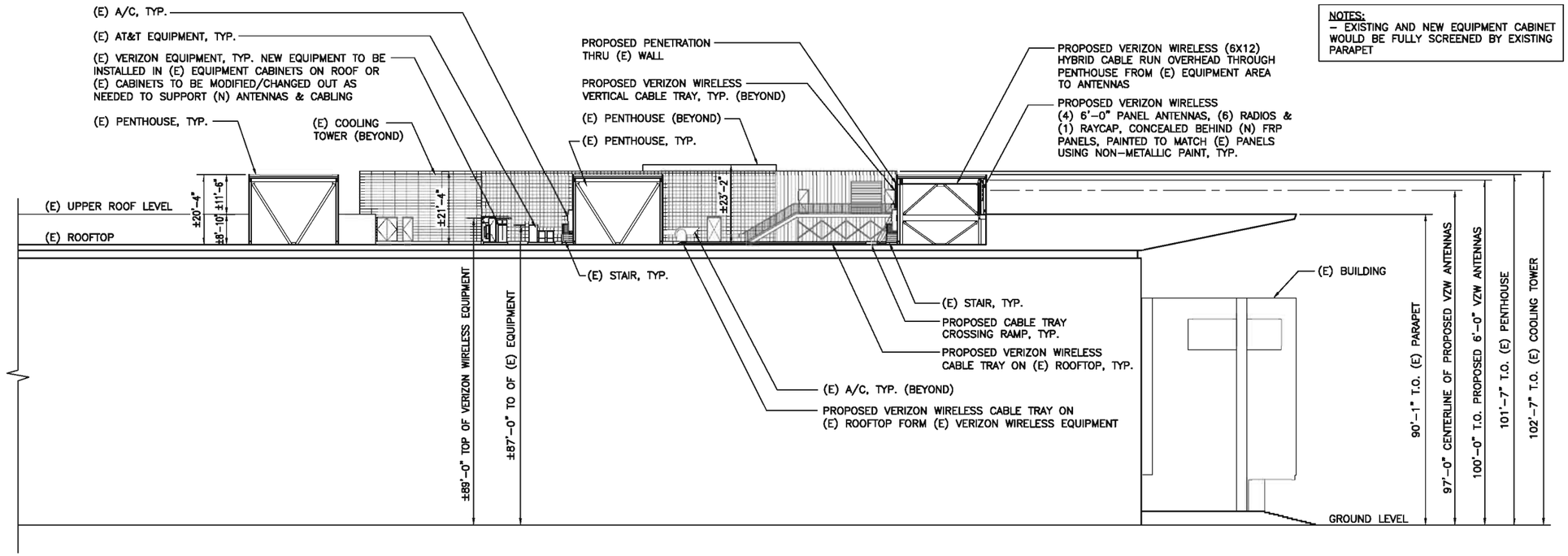
SHEET TITLE:

NORTH & EAST ELEVATIONS

A-3

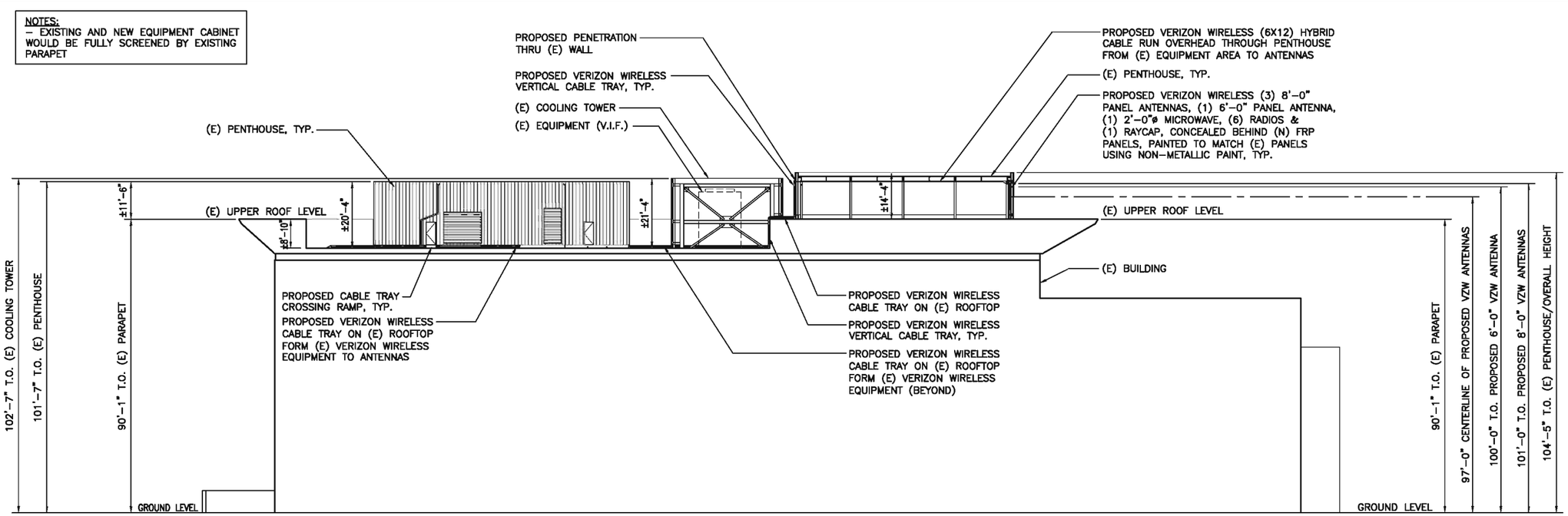


NOTES:
– EXISTING AND NEW EQUIPMENT CABINET WOULD BE FULLY SCREENED BY EXISTING PARAPET

SECTION A-A

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

1



NOTES:
– EXISTING AND NEW EQUIPMENT CABINET WOULD BE FULLY SCREENED BY EXISTING PARAPET

SECTION B-B

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

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE NOTED IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02/05/16	90% ZONING	TB
1	03/15/16	100% ZONING	TB
2	10/03/16	100% ZONING	TT
3	12/03/16	100% ZONING	TT

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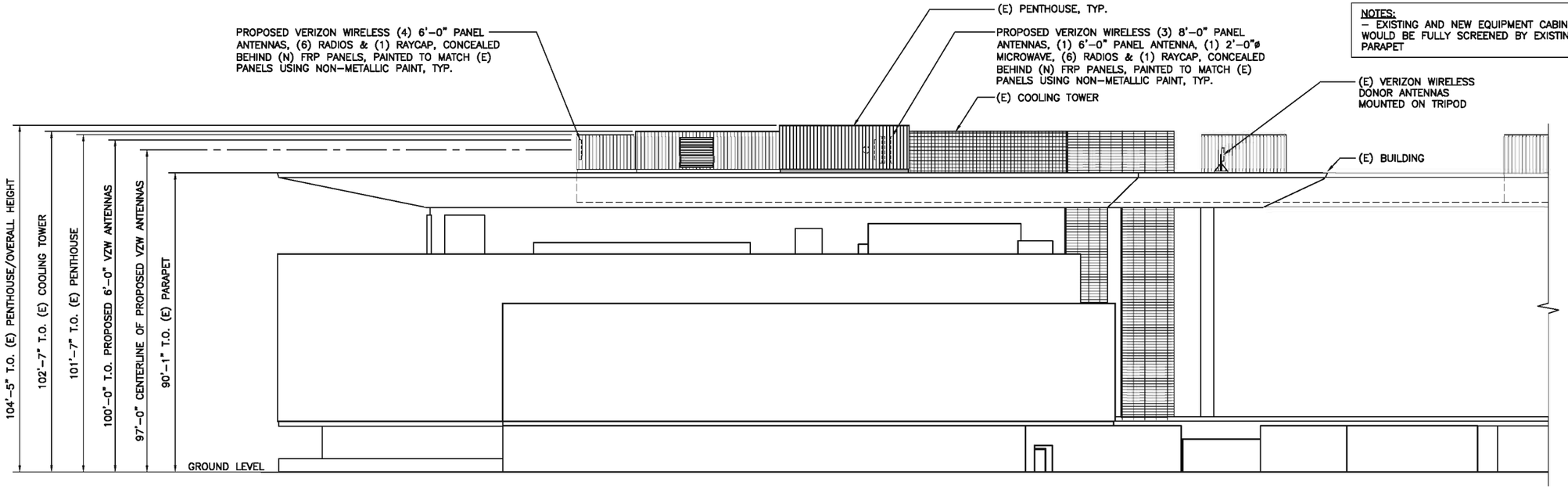
LONG BEACH, CA 90802

SHEET TITLE:

SECTIONS

A-4.1

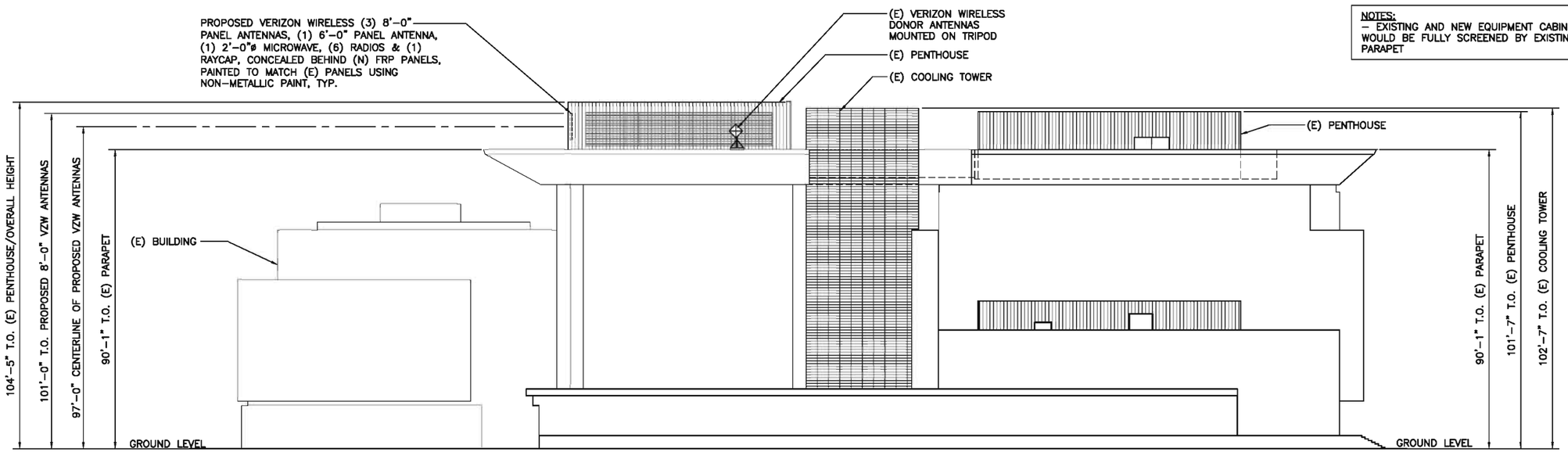


NOTES:
– EXISTING AND NEW EQUIPMENT CABINET WOULD BE FULLY SCREENED BY EXISTING PARAPET

NORTH ELEVATION

SCALE: 1/16" = 1'-0" (16' 0' 8' 16' 32')

1



NOTES:
– EXISTING AND NEW EQUIPMENT CABINET WOULD BE FULLY SCREENED BY EXISTING PARAPET

WEST ELEVATION

SCALE: 1/16" = 1'-0" (16' 0' 8' 16' 32')

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE NOTED IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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SHEET TITLE:

SOUTH & WEST ELEVATIONS

A-4