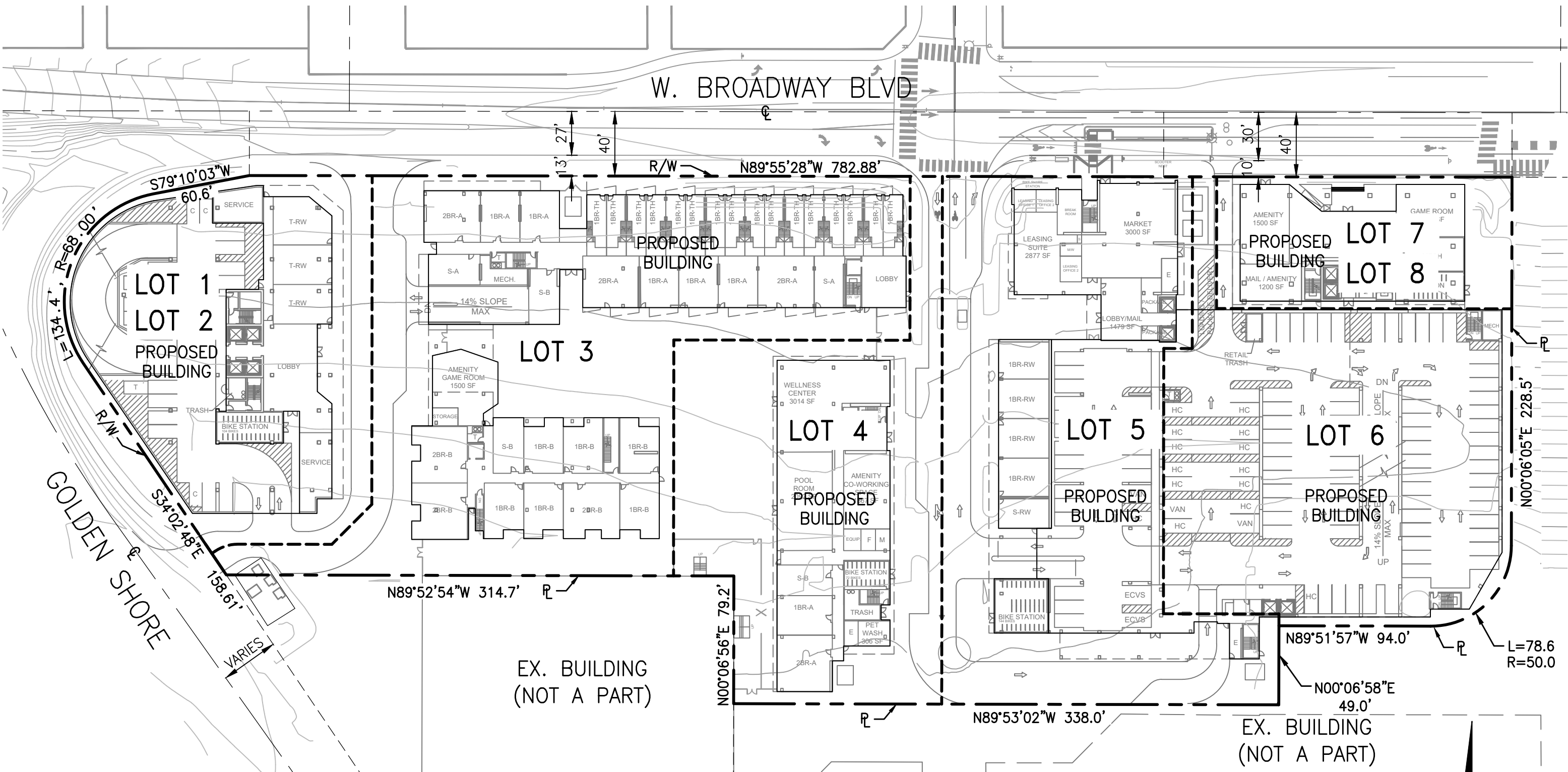


VESTING TENTATIVE TRACT NO. 82671

EXHIBIT C

FOR LOT MERGING, LOT SUBDIVISION AND CONDOMINIUM PURPOSES

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 21915, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 84 TO 87 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS TO THE WEST ONE-HALF OF THE EAST ONE-HALF OF PARCEL 1 OF PARCEL MAP, RECORDED IN BOOK 194, PAGE 39 OF PARCEL MAPS, IN, UNDER OR THAT MAY BE PRODUCED AND SAVED FROM THOSE PORTIONS, OF THE HEREINABOVE DESCRIBED LANDS LOCATED 200 FEET, OR MORE, BELOW THE SURFACE THEREOF, TOGETHER WITH SAID RIGHT OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL FOR OR THROUGH, DEVELOP, TAKE, REMOVE AND SEVER THE SAME, OR ANY PART THEREOF, FROM SAID LANDS, PROVIDED THAT GRANTOR SHALL NOT HAVE THE RIGHT TO USE THE SURFACE OF SAID LANDS, OR ANY PORTION THEREOF LESS THAN 200 FEET BELOW THE SURFACE IN CONNECTION WITH THE DEVELOPMENT OR REMOVAL OF SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED BY CAPITOLA CARTER, A MARRIED WOMAN, WHO ACQUIRED TITLE AS CAPITOLA LEBLANC, A MARRIED WOMAN, IN THE DEED RECORDED MAY 31, 1962 AS INSTRUMENT NO. 1821 IN BOOK D-1631, PAGE 828, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBONS AS TO THE WEST ONE-HALF OF SAID PARCEL 1 THAT MAY BE PRODUCED IN OR UNDER SAID LAND, AS RESERVED BY HELEN S. CHAPMAN AND RUTH L. RICKARD, IN DEED RECORDED JANUARY 18, 1952 AS INSTRUMENT NO. 71 IN BOOK 38069, PAGE 98, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS TO THE EAST 37.5 FEET OF SAID PARCEL 1 IN OR UNDER SAID LAND AS RESERVED BY IDA N. KLING, A WIDOW, IN DEED RECORDED FEBRUARY 3, 1948 AS INSTRUMENT NO. 1929 IN BOOK 26353, PAGE 468, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN, UNDER OR THAT MAY BE PRODUCED AND SAVED FROM THOSE PORTIONS, OF THE HEREINABOVE DESCRIBED LANDS LOCATED 200 FEET, OR MORE, BELOW THE SURFACE THEREOF, TOGETHER WITH ALL RIGHTS OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL FOR OR THROUGH, DEVELOP, TAKE, REMOVE AND SEVER THE SAME, OR ANY PART THEREOF, FROM SAID LANDS PROVIDED THAT GRANTOR SHALL NOT HAVE THE RIGHT TO USE THE SURFACE OF SAID LANDS, OR ANY PORTION THEREOF LESS THAN 200 FEET BELOW THE SURFACE, IN CONNECTION WITH THE DEVELOPMENT OR REMOVAL OF SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED BY LULU FRANCES HOWE HAMILTON, A MARRIED WOMAN, CHARLES BENNETT HOWE, A MARRIED MAN, AND MARY BICKFORD HOWE, A SINGLE WOMAN, IN THE DEED RECORDED AUGUST 8, 1962 AS INSTRUMENT NO. 1429 IN BOOK D-1713, PAGE 222, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO PRODUCE, EXTRACT, TAKE AND REMOVE ALL OIL, MINERALS, ASPHALTUM, GAS, WATER, COAL AND HYDROCARBON SUBSTANCES IN, ON, WITHIN, THROUGH AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BELOW THE PRESENT SURFACE OF SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM GEORGE MEDIGOVICH, A MARRIED MAN, MILITSA BOETRIGHT, A MARRIED WOMAN, AND DUSHAN V. MEDIGOVICH, A MARRIED MAN, RECORDED JULY 8, 1965 AS INSTRUMENT NO. 878 IN BOOK D-2968, PAGE 726, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 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 AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES 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 FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED IN THE DEED RECORDED JANUARY 21, 1983 AS INSTRUMENT NO. 83-80952, OFFICIAL RECORDS.

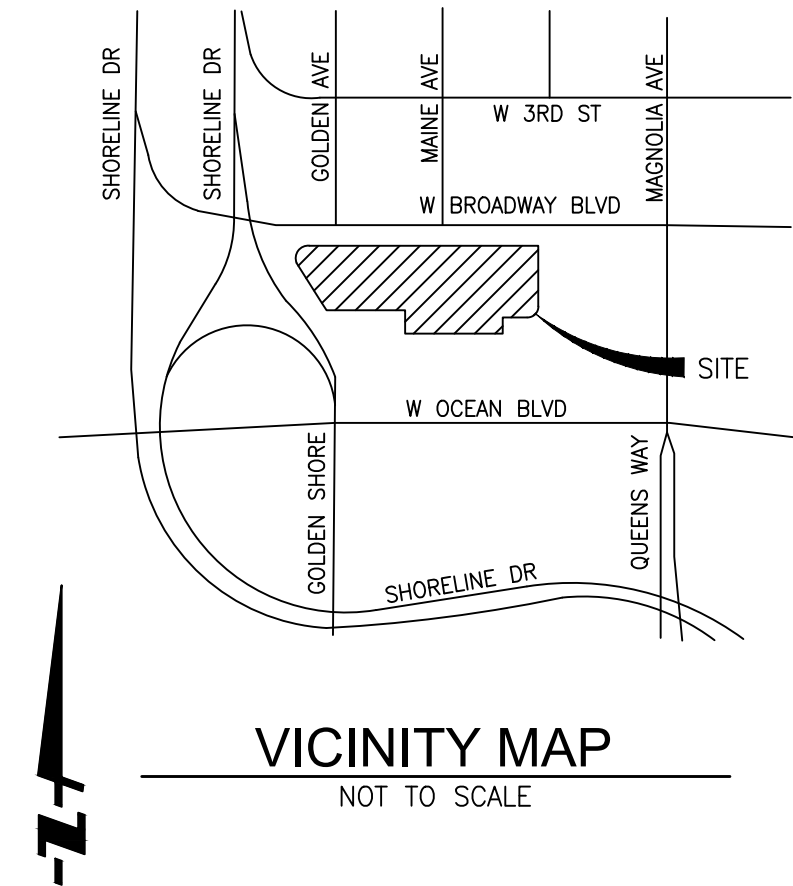
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APN: 7278-015-955

THE DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE COMPANY, ORDER NO. 5314405, DATED FEBRUARY 5TH, 2018.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BROADWAY, SHOWN AS N89°55'28"W, ON THE RECORD OF SURVEY, FILED IN BOOK 249, PAGES 39 THROUGH 41 OF RECORD OF SURVEYS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.



OWNER

CITY OF LONG BEACH,
A MUNICIPAL CORPORATION

DEVELOPER:

MAPLE MULTI-FAMILY DEVELOPMENT, LLC
5790 FLEET STREET, SUITE 140,
CARLSBAD CA

SITE INFORMATION

APN: 7278-015-955
SITE ADDRESS: 600 W. BROADWAY BLVD
LONG BEACH, CA 90802
GROSS SITE AREA: 243,693 SF (5.59 AC)
LOT PROGRAM:
LOT 1: GROUND LOT
LOT 2: VERTICAL AIRSPACE LOT
LOT 3: GROUND LOT
LOT 4: GROUND LOT
LOT 5: GROUND LOT
LOT 6: GROUND LOT
LOT 7: GROUND LOT
LOT 8: VERTICAL AIRSPACE LOT

LEGEND

	RIGHT-OF-WAY/PROPERTY LINE
	CENTERLINE
	PROPOSED LOT LINE
	CENTERLINE
	RIGHT-OF-WAY
	PROPERTY LINE

UTILITY PROVIDERS

WATER:	LONG BEACH WATER DEPARTMENT 1800. E. WARDLOW RD. LONG BEACH, CA 90807 (562) 570-2300
SEWER:	LONG BEACH WATER DEPARTMENT 1800. E. WARDLOW RD. LONG BEACH, CA 90807 (562) 570-2300
STORM DRAIN:	CITY OF LONG BEACH PUBLIC WORKS 333 W. OCEAN BLVD #9 LONG BEACH, CA 90802 (562) 570-6383
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 2800 E. WILLOW STREET LONG BEACH, CA 90806 (562) 981-2837
GAS:	CITY OF LONG BEACH GAS AND OIL 2400 E. SPRING STREET LONG BEACH, CA 90806 (562) 570-2000

SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	2D LOT DETAILS (LOTS 1-2)
SHEET 3:	2D LOT DETAILS (LOTS 3-8)
SHEET 4:	3D AIRSPACE LOT DETAIL

FINAL MAPPING PHASING NOTE

APPLICANT RESERVES THE RIGHT TO PERFECT FINAL MAPPING IN SEPARATE MULTIPLE PHASES.

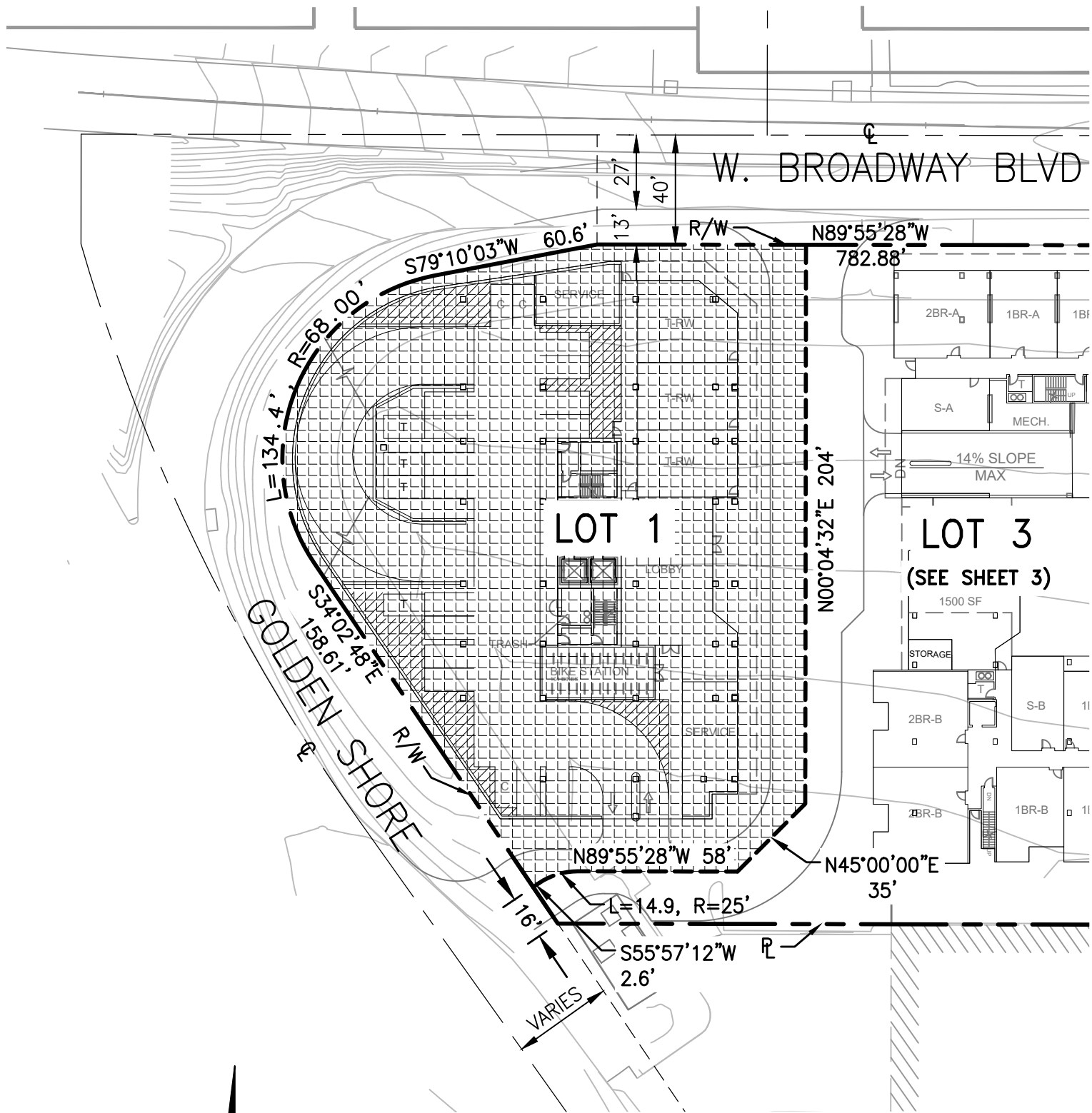
FUSCOE
ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

Chy Wille *July 16, 2019*
Name Date

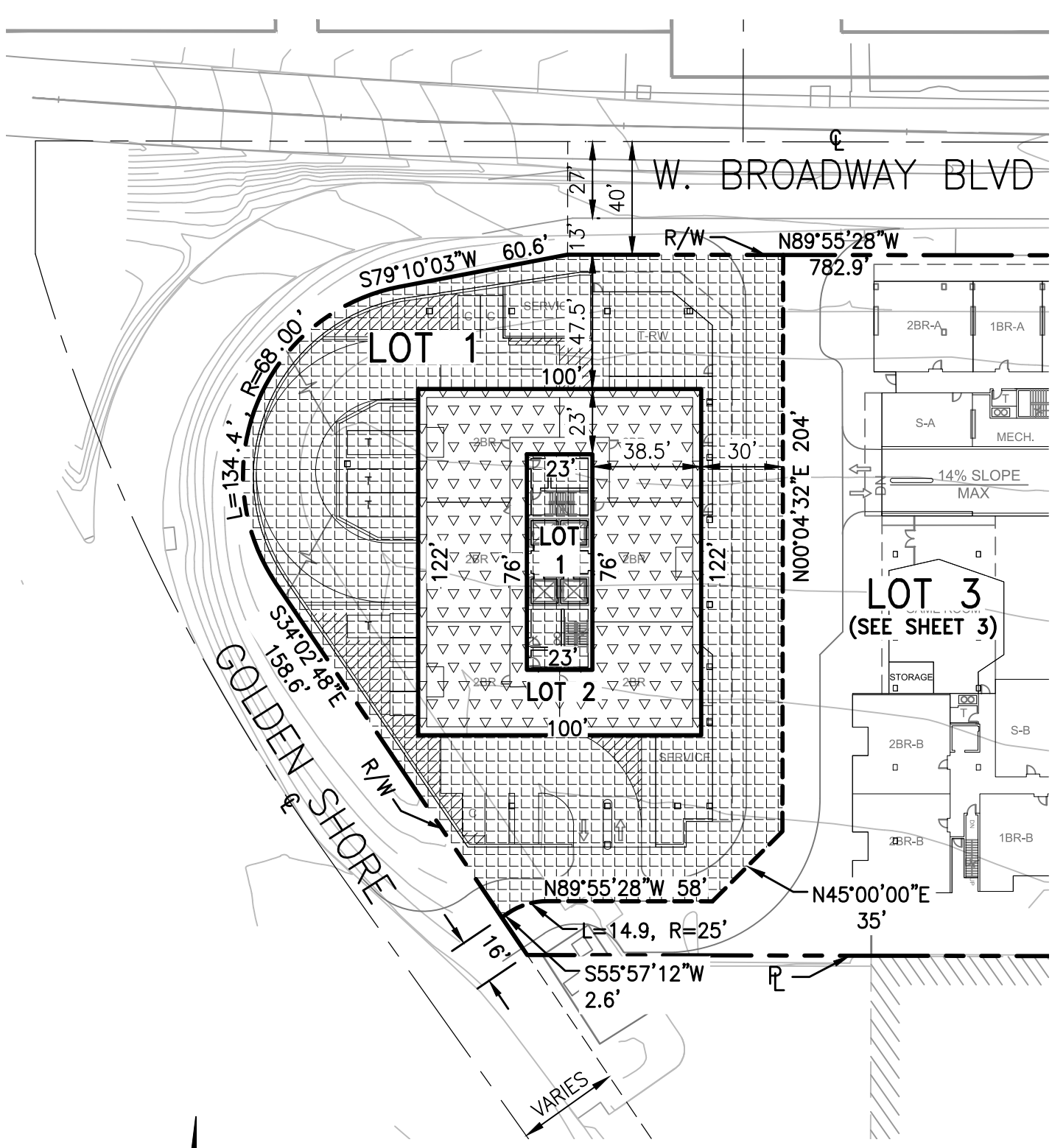


DRAWN:	AF
DESIGN:	AF
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1465.005
DATE:	07/16/19
SHEET	1 OF 4

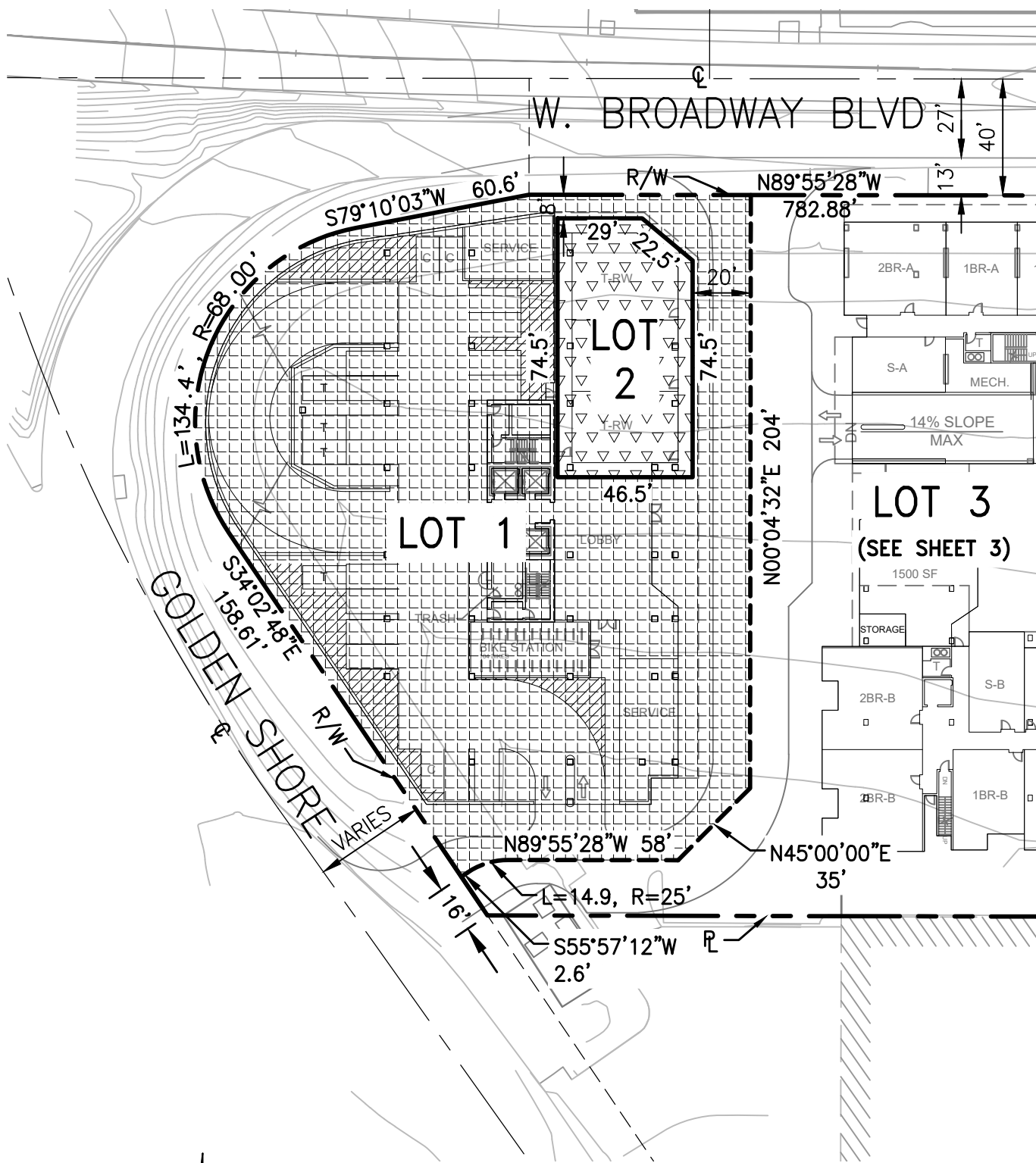
VESTING TENTATIVE TRACT NO. 82671
FOR LOT MERGING, LOT SUBDIVISION AND CONDOMINIUM PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LOT 1
GROUND LOT



LOT 1 & 2
LEVEL 6 THRU LEVEL 40



LOT 1 & 2
LEVEL 1

LEGEND

	LOT 1: GROUND LOT
	LOT 2: VERTICAL LOT (AIRSPACE)
	LOT 3: GROUND LOT
	LOT 4: GROUND LOT
	LOT 5: GROUND LOT
	LOT 6: GROUND LOT
	LOT 7: GROUND LOT
	LOT 8: VERTICAL LOT (AIRSPACE)

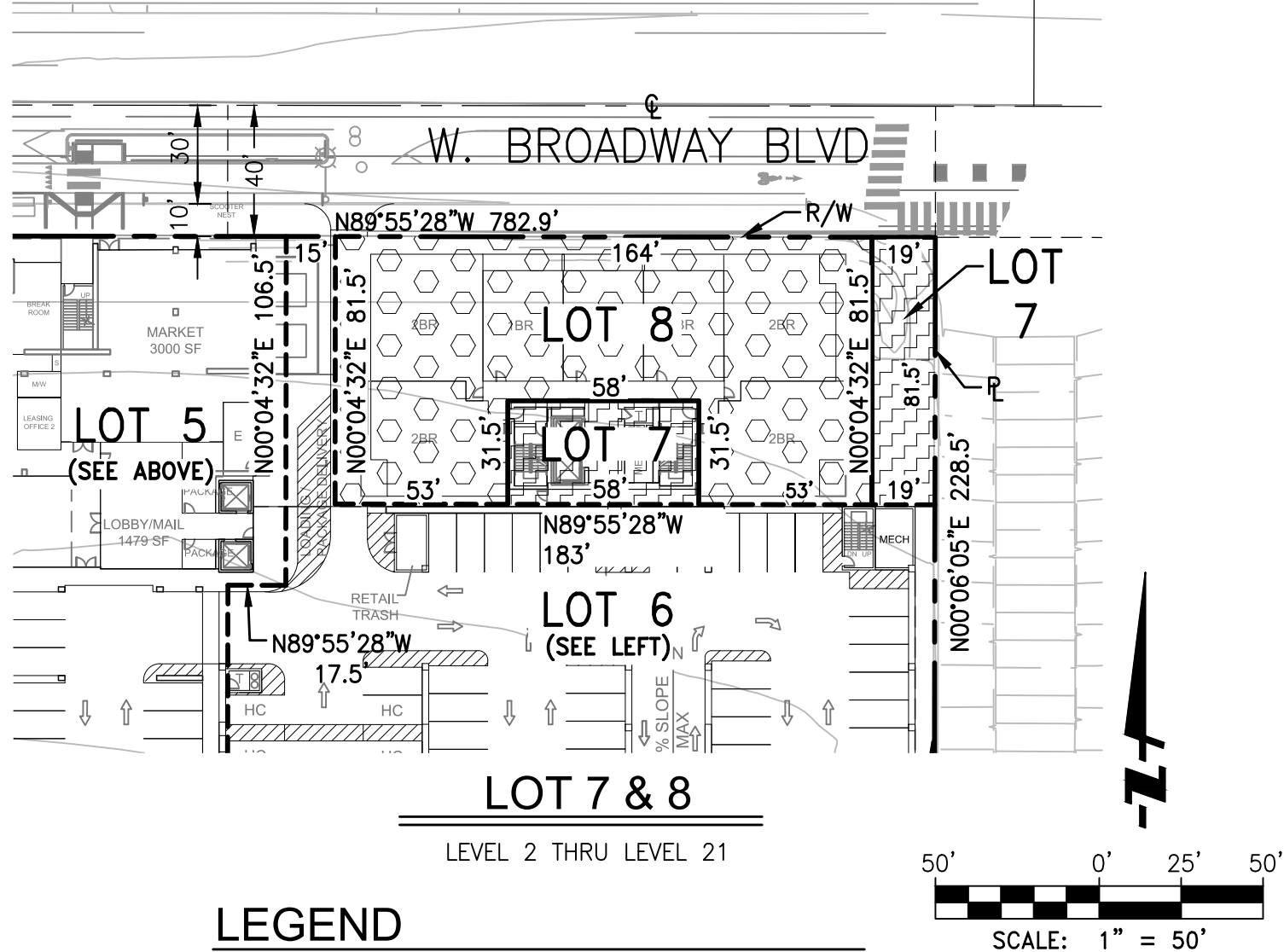
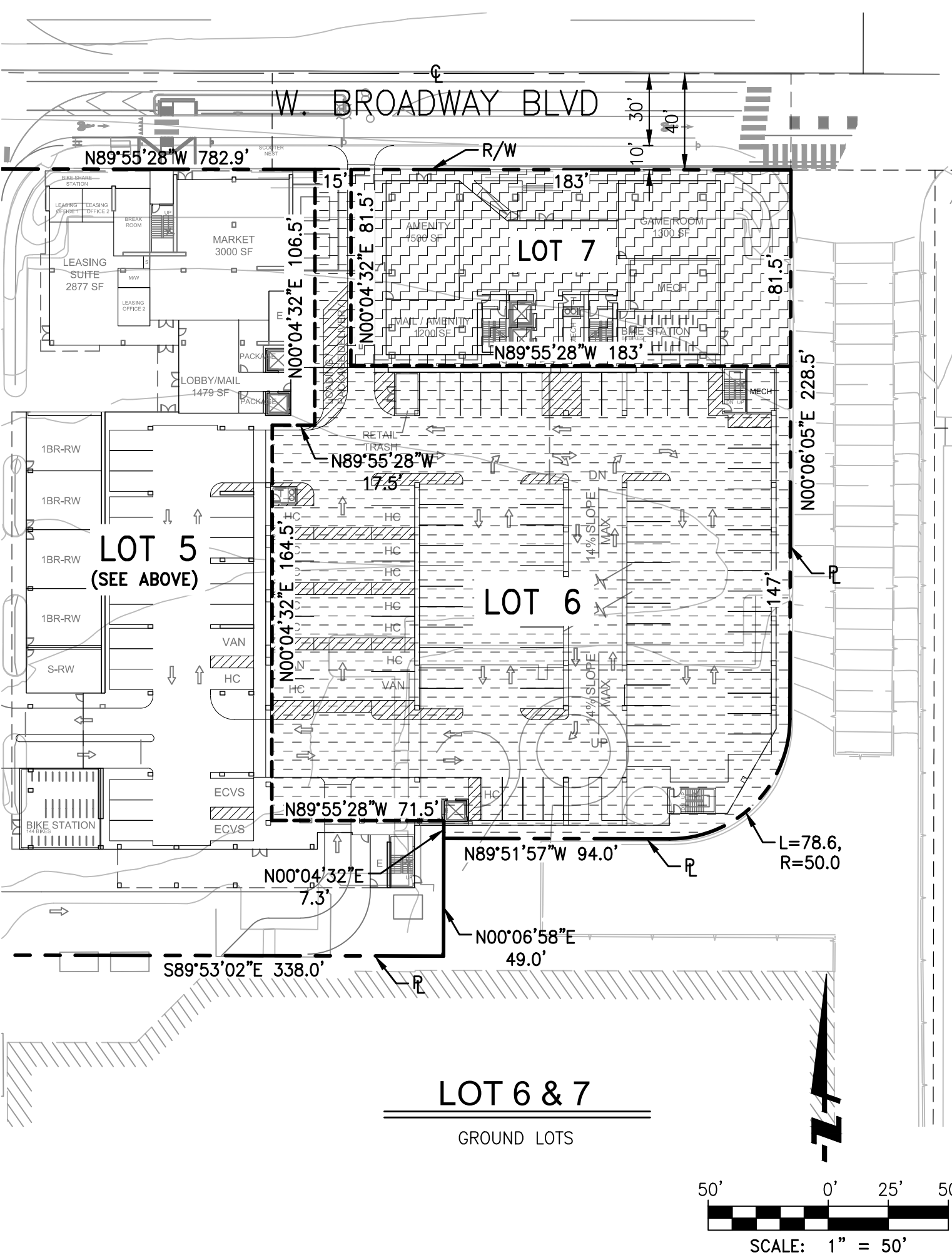
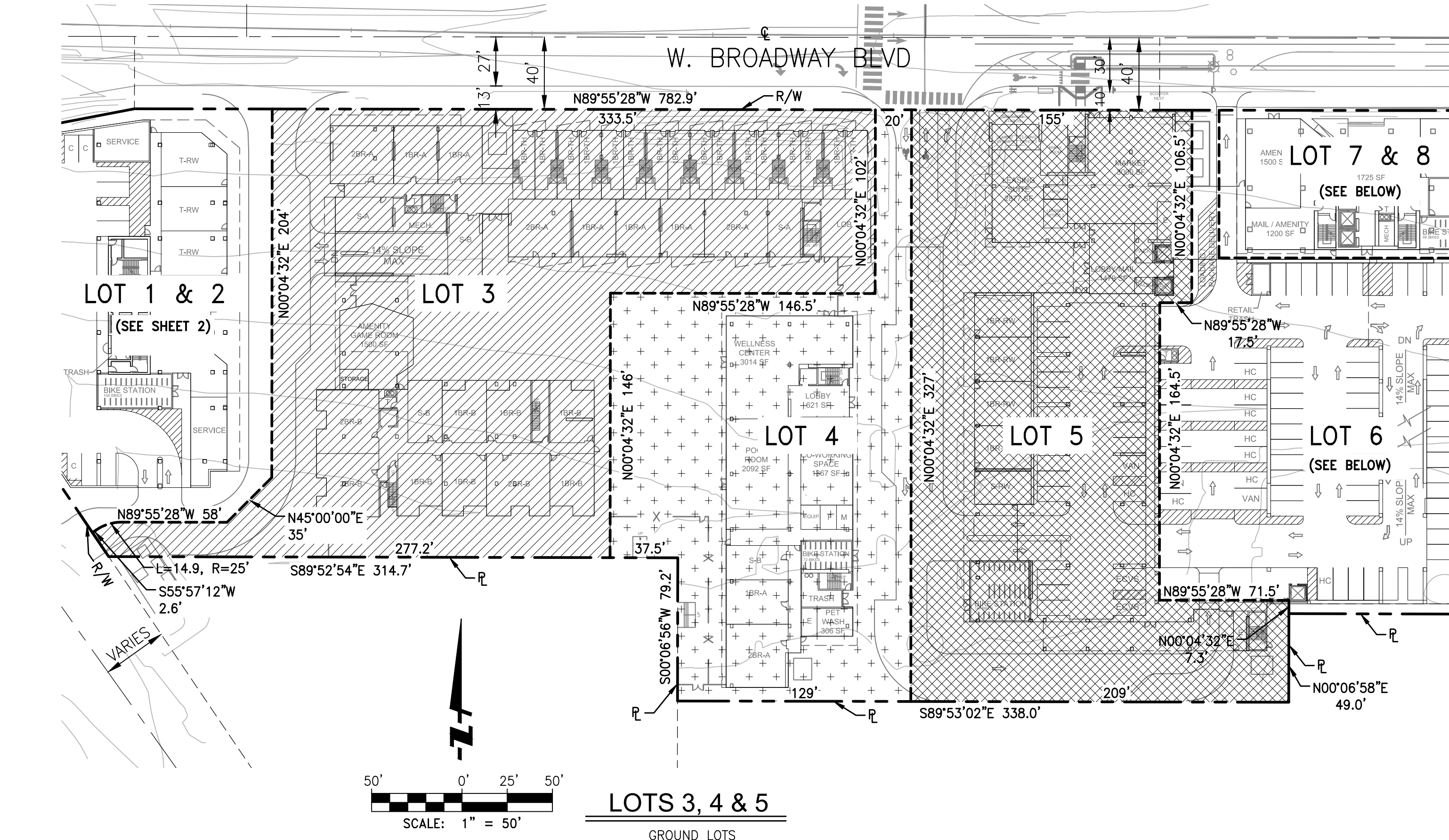
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tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

Cheryl July 16, 2019
Name Date



DRAWN:	AF
DESIGN:	AF
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1465.005
DATE:	07/16/19
SHEET	2 OF 4

VESTING TENTATIVE TRACT NO. 82671
FOR LOT MERGING, LOT SUBDIVISION AND CONDOMINIUM PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

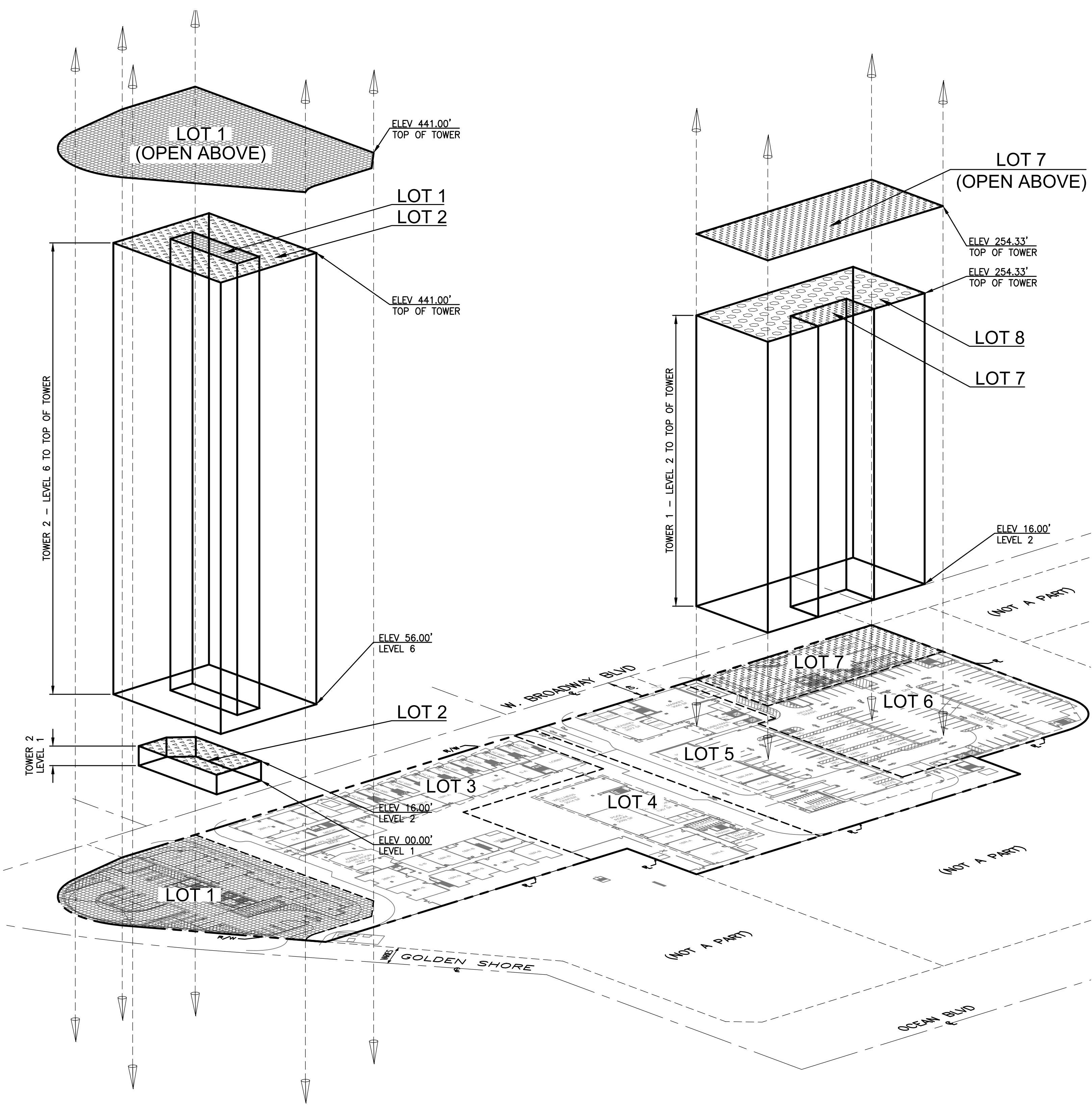
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[Pattern]	LOT 2: VERTICAL LOT (AIRSPACE)
[Pattern]	LOT 3: GROUND LOT
[Pattern]	LOT 4: GROUND LOT
[Pattern]	LOT 5: GROUND LOT
[Pattern]	LOT 6: GROUND LOT
[Pattern]	LOT 7: GROUND LOT
[Pattern]	LOT 8: VERTICAL LOT (AIRSPACE)

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ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
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REGISTERED PROFESSIONAL ENGINEER
ANDREW JEFFERSON WILCOFF
No. C49881
CIVIL
STATE OF CALIFORNIA

DRAWN:	AF
DESIGN:	AF
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1465.005
DATE:	07/16/19
SHEET 3 OF 4	

VESTING TENTATIVE TRACT NO. 82671
FOR LOT MERGING, LOT SUBDIVISION AND CONDOMINIUM PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

	LOT 1: GROUND LOT
	LOT 2: VERTICAL LOT (AIRSPACE)
	LOT 3: GROUND LOT
	LOT 4: GROUND LOT
	LOT 5: GROUND LOT
	LOT 6: GROUND LOT
	LOT 7: GROUND LOT
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Andrew Jefferson Wilcox
Name Date

REGISTERED PROFESSIONAL ENGINEER
ANDREW JEFFERSON WILCOX
No. C49881
CIVIL
STATE OF CALIFORNIA

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