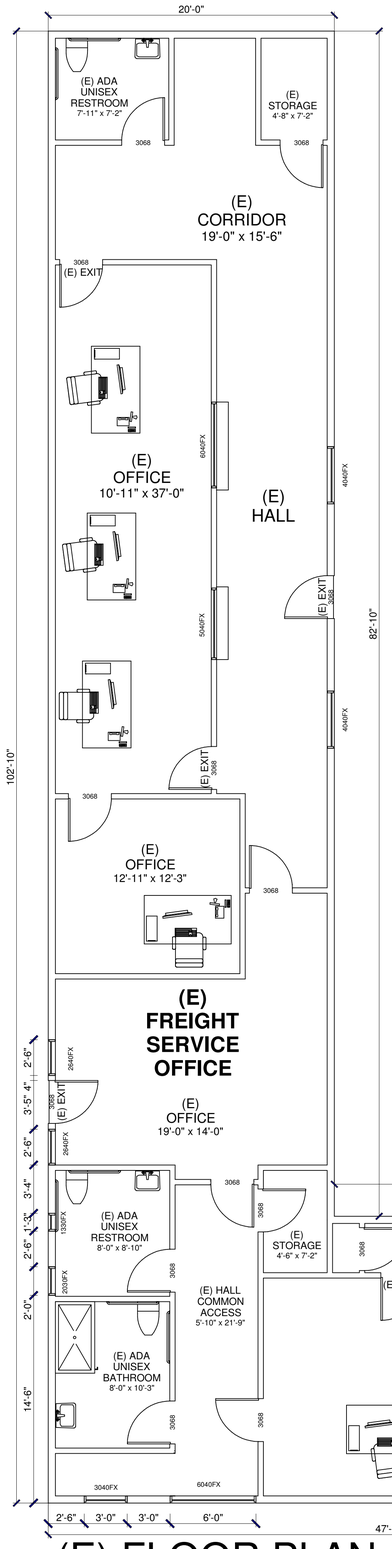
EXHIBIT B


CFL
TRUCK SALES, INC.
562-317-5701
1301 WEST ANAHEIM ST
LONG BEACH, CA 90813
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
AVAILABLE
310 768-8800
lee-associates.com
ANDY GAGE
REMINGTON MOSES
DAVID BALES
HARBOR DRIVERS
562-590-8900



DO NOT
ENTER
WRONG
WAY
U-HAUL
U-HAUL
TRUCK SHARE 24/7


CFL
TRUCK SALES, INC.
562-317-5701
C F L TRUC SALES INC



(E) FLOOR PLAN

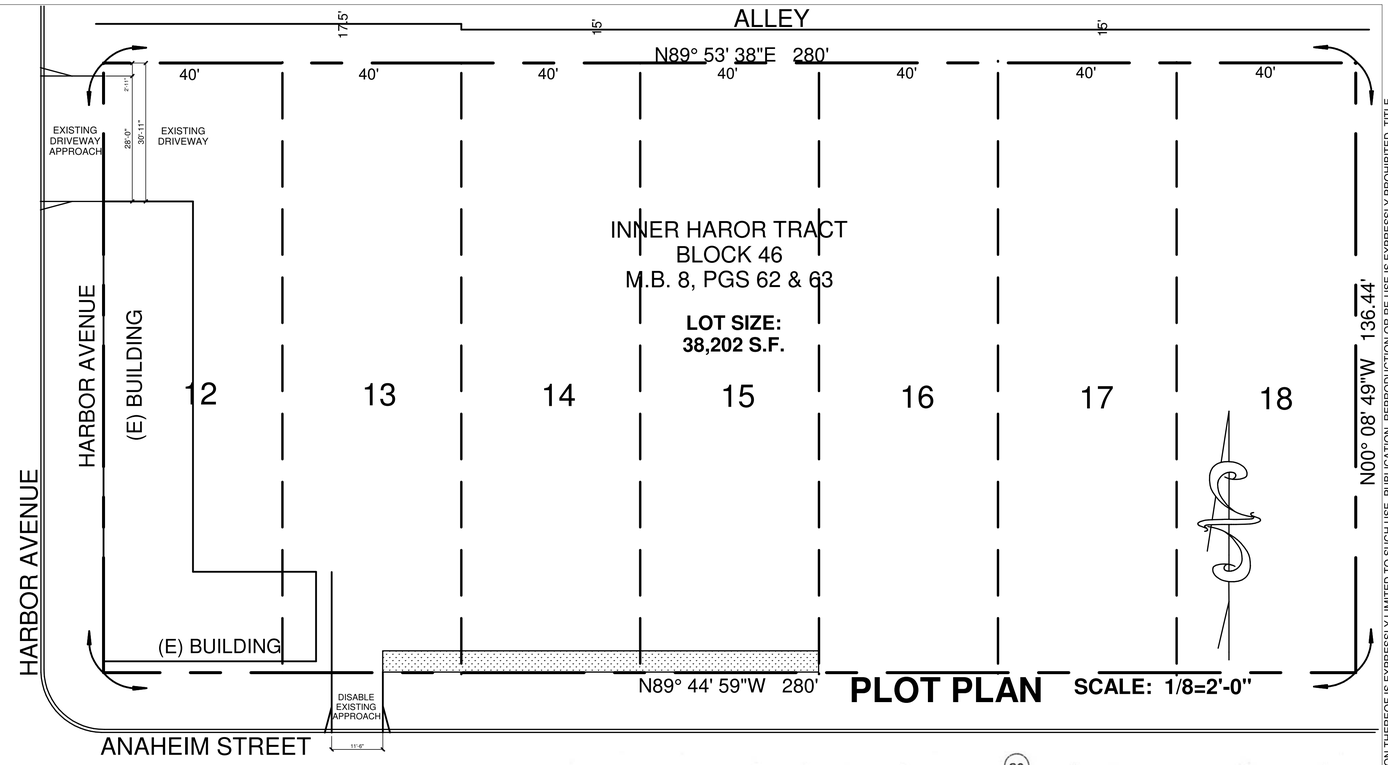
SCALE: 1/4=1'-3"

NOTE:

21.45.140 - Outdoor display for sale or rent (vehicles, equipment, garden supply, or building materials).
A.
Building Required. A building containing not less than three hundred (300) square feet of floor area shall be provided on the same parcel or an adjacent parcel associated with the same business. The building shall contain, at a minimum, employee restroom facilities and private office space for the business.
B.
Location. The vehicles and other display materials shall be set back five feet (5') from a street and shall not be located in required parking areas.
C.
Surfacing. The entire area used for display purposes shall be surfaced with not less than two inches (2?) of blacktop or equally serviceable hard pavement surface. The surfaced area shall be maintained in good condition.
D.
Landscaping. All street frontage setback areas shall be landscaped in accordance with the provisions of Chapter 21.42 (Landscaping Standards).
E.
Screening. Display of vehicles and garden equipment located along street frontages shall be screened by compact evergreen hedge or alternate landscaping in a manner which screens the undersides of vehicles from public view. Display of other equipment and materials shall be screened by a solid fence of at least six feet (6') in height.
F.
Wheel Stops. Wheel stops or some other type of protective device shall be provided as necessary to prevent vehicles from damaging fences, walls, buildings or landscaped areas, or from extending across any public or private property lines.
G.
Lighting. All outdoor lights shall be served by underground wiring and shall be shielded from adjacent properties.
H.
Maintenance. Outdoor display areas shall be maintained in a neat and manner nondetrimental to persons working or residing in the vicinity.

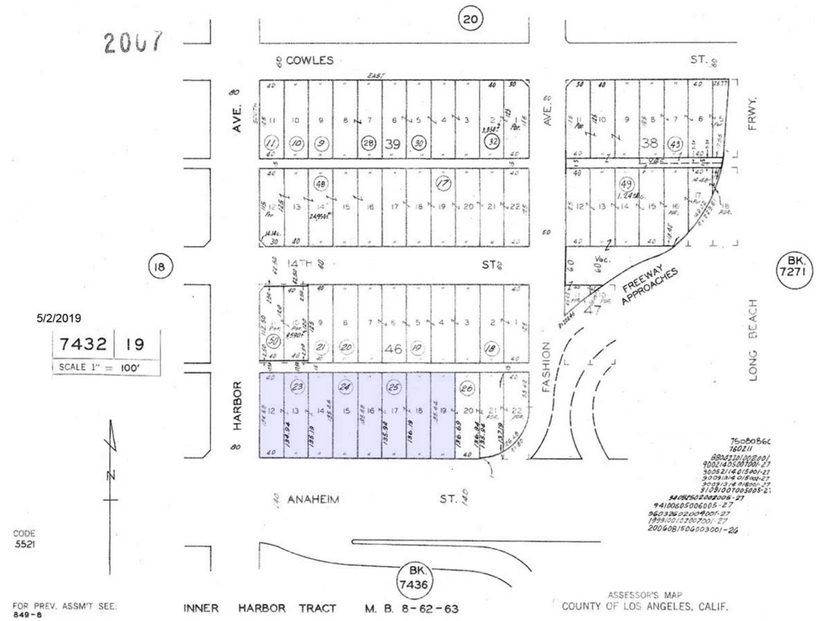
SYMBOL	DESCRIPTION
	EXISTING WALLS TO REMAIN

LEGAL DESCRIPTION:
The land referred to is situated in the County of Los Angeles, City of Long Beach, State of California, and is described as follows:
PARCEL 1: (APN: 7432-019-023)
LOTS 12,13 AND 14 IN BLOCK 46 OF INNER HARBOR TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE(S) 62 AND 63 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 2: (APN: 7432-019-024)
LOT 15 IN BLOCK 46 OF THE INNER HARBOR TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE(S) 62 AND 63 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 3: (APN: 7432-019-025)
LOTS 16 THROUGH 18 INCLUSIVE, IN BLOCK 46 OF INNER HARBOR TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE(S) 62 AND 63 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL MINERALS, GAS, OIL, PETROLEUM, NAPTHA, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET FROM THE SURFACE THEREOF, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED SEPTEMBER 21, 1976 AS INSTRUMENT NO. 77, OFFICIAL RECORDS.



PLOT PLAN

SCALE: 1/8=2'-0"



1353 W Anaheim St, Long Beach, CA 90813

Property Information

Owner(s):	Alpha Realty Partners	Mailing Address:	1329 W Anaheim St, Long Beach, CA 90813
Owner Phone:	Unknown	Property Address:	1353 W Anaheim St, Long Beach, CA 90813
Vesting Type:	N/A	Alt. APN:	
County:	Los Angeles	APN:	7432-019-023
Map Coord:	75-E4	Census Tract:	575500
Lot#:	12-14	Block:	46
Subdivision:	Inner Harbor Tract	Tract:	
Legal:	Inner Harbor Tract Lots 12,13 And Lot 14		

Property Characteristics

Use:	Auto Repair	Year Built / Eff. :	1932 / 1948	Sq. Ft. :	2580
Zoning:	LBIG	Lot Size Ac / Sq Ft:	0.374 / 16305	# of Units:	
Stories:	1	Improvements:		Parking / #:	/
Gross Area:	2580	Garage Area :		Basement Area:	

All work shall conform to the requirements of the following codes:

GOVERNING CODES
FOR THIS PROJECT
2017 BUILDING CODE
MECHANICAL CODE
PLUMBING CODE
ELECTRICAL CODE
ENERGY (T24-6)
AND CODES WITH LOCAL AMENDMENTS

California Building Code, Title 24, latest edition

TABLE OF CONTENTS

GN-1	GENERAL NOTES
C.1	PLOT PLAN, (E) FLOOR PLAN MERGED LOTS
LS	LANDSCAPE PLAN
DAS-1	DISABLE ACCESS NOTES
DAS-2	DISABLE ACCESS DETAILS

REGISTERED PROFESSIONAL ENGINEER John D. Hamilton No. 053284 EXP. 06-30-2021 CIVIL STATE OF CALIFORNIA

THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. PUBLICATION, REPRODUCTION OR RE-USE IS EXPRESSLY PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS SHALL REMAIN THE SOLE PROPERTY OF DERRICK D. BURNETT, PRINCIPAL DESIGNER. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

SOVEREIGN DESIGN
PHONE (213) 787-7119
MOBILE (310) 740-3208
Derrick Burnett
principal designer
4859 W. SLAUSON AVE, #446
LOS ANGELES, CA 90056

CIVIL ENGINEER
John Hamilton
LIC# C 053284 EXP. 06/30/21
P.O. BOX 866
Hawthorne, CA 90251
(310) 871-2562

PROJECT

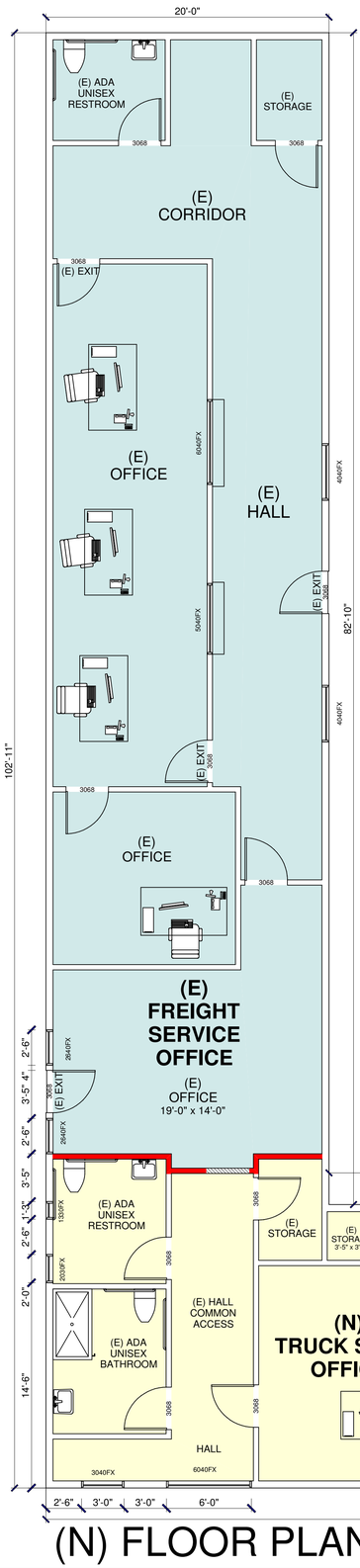
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SEMI TRUCK
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Edwin Sierra (562) 879-6110
Tenant: CFL TRUCK SALES, Inc.

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SCALE		
DRAWN		
JOB NO		

SHEET
C.1
OF SHEETS

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(N) FLOOR PLAN SCALE: 1/4=1'-3"

WALL LEGEND	
SYMBOL	DESCRIPTION
	1 - HOUR RATED
	FRAME IN OPENINGS
	EXISTING WALLS TO REMAIN

LEGEND

NOTE: PARKING LOT

(A) PARKING LOT WILL BE REPAVED MINIMUM 2" NEW ASPHALT THROUGHOUT AND RESTRIPE PARKING STALLS. REPAIR EXISTING DRIVE APPROACH ON HARBOR AVENUE.

NOTE: DIRECTIONAL SINAGE

(B) PROVIDE DIRECTIONAL SINAGE TO GUIDE GUEST TO THE PRIMARY ENTRANCE.

NOTE: PROPERTY MAINTENANCE
ALL AREAS VISIBLE FROM THE PUBLIC RIGHTS-OF-WAY SHALL BE KEPT CLEAN AND ORDERLY IN COMPLIANCE WITH THE PROVISIONS OF THE PROPERTY MAINTENANCE ORDINANCE, CHAPTER 8.76 OF THE MUNICIPAL CODE.

NOTE: FENCE
(C) LOCATE FENCE BEHIND REQUIRED LANDSCAPING AREA. SOLID FENCING PROHIBITTED TO ALLOW VISIBILITY ON THE LOT.

NOTE: LANDSCAPE (EXISTING AND NEW)
(D) LANDSCAPE AREA 1,137.5 SQ.FT. PLANTER WITH A TREE FOR EACH FIFTEEN (15) LINEAR FEET OF STREET FRONTAGE AND THREE (E) SHRUBS FOR EACH TREE.

(D1) (N) PLANTER SURROUND AT EACH SIDE AND REAR OF TRASH BEN ENCLOSURE

(E) (N) 950 sf TRUCK DEALERSHIP OFFICE

(F) (E) 1-STORY 2,610 sf OFFICE BUILDING

(G) (E) 1,660 sf Freight Container SERVICES OFFICE

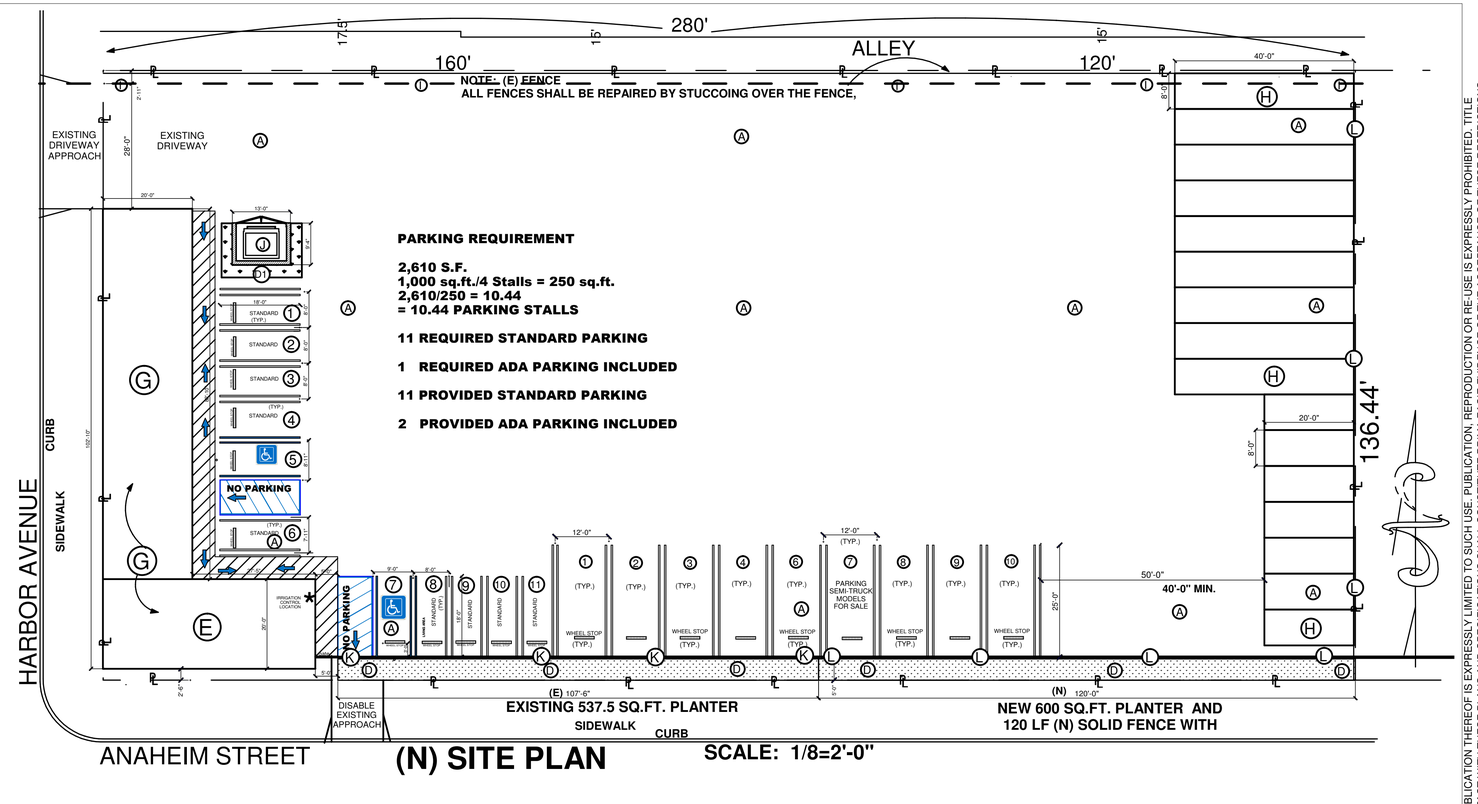
(H) (E) FREIGHT CONTAINER STORAGE AREA

(I) 2'-6" HIGHWAY DEDICATION

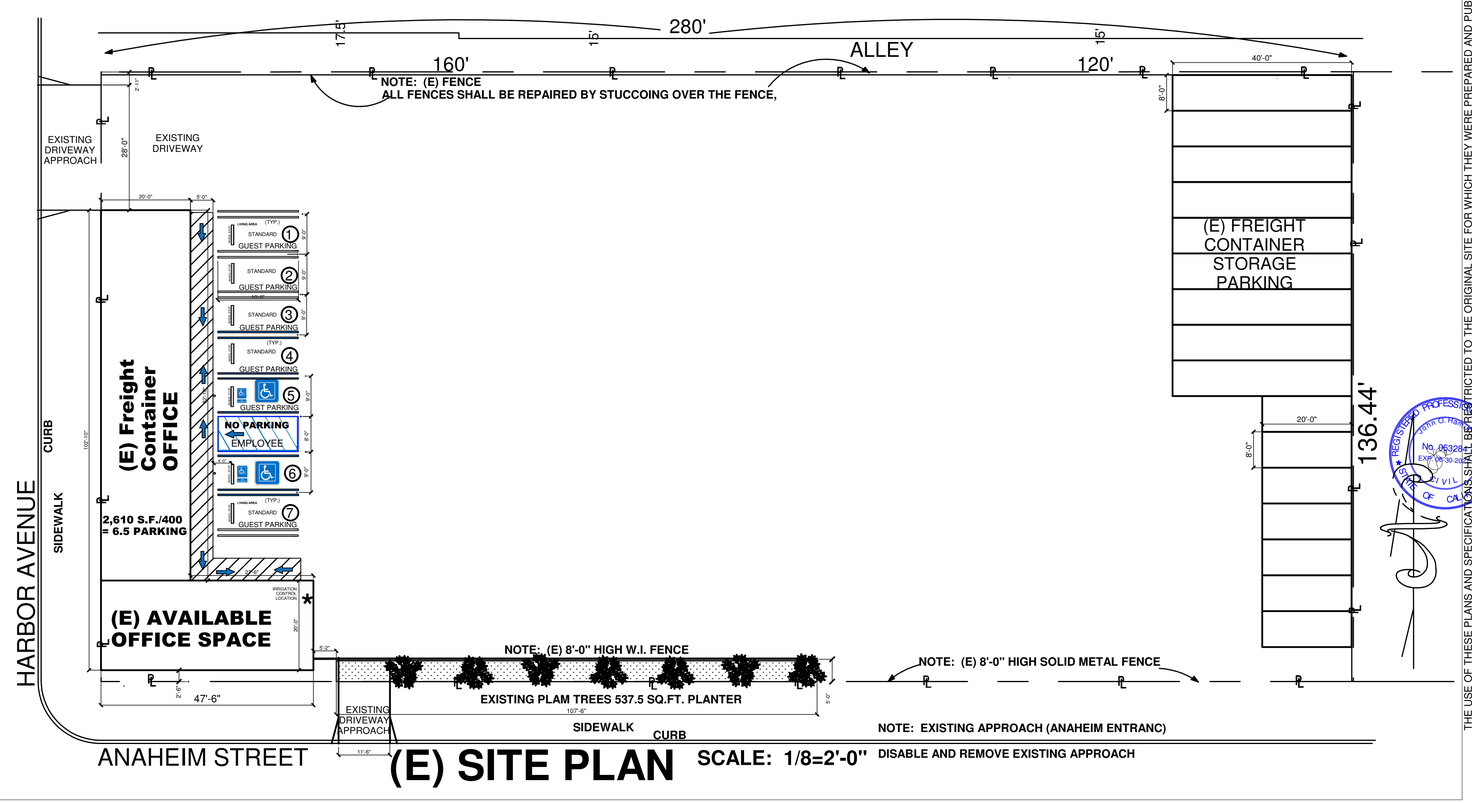
(J) 8'-0" C.M.U. GARBAGE BIN ENCLOSURE

(K) (E) 8'-0" HIGH WROUGHT IRON FENCE

(L) (N) 8'-0" HIGH SOLID FENCE



(N) SITE PLAN SCALE: 1/8=2'-0"



(E) SITE PLAN SCALE: 1/8=2'-0"

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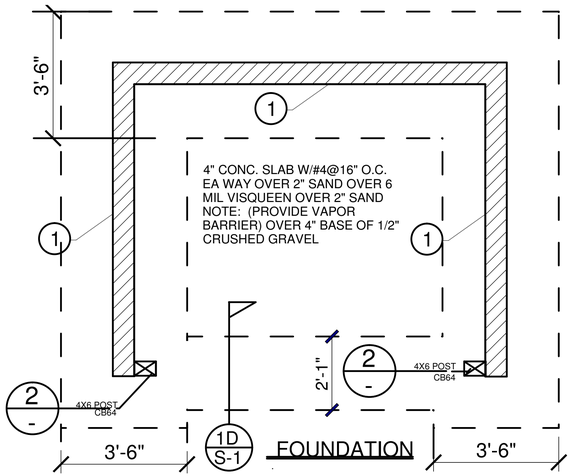
PROJECT

C.U.P. FOR A SEMI TRUCK SALES DEALEARSHIP

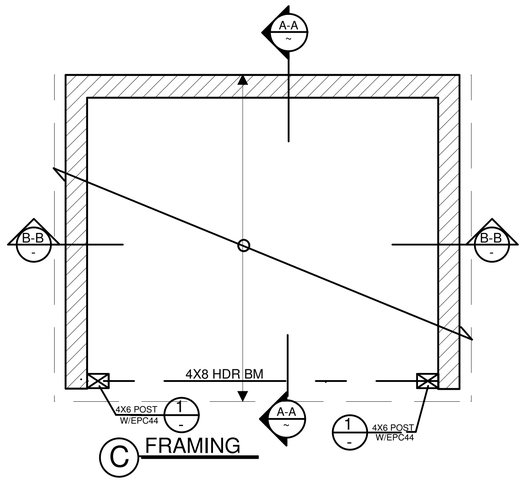
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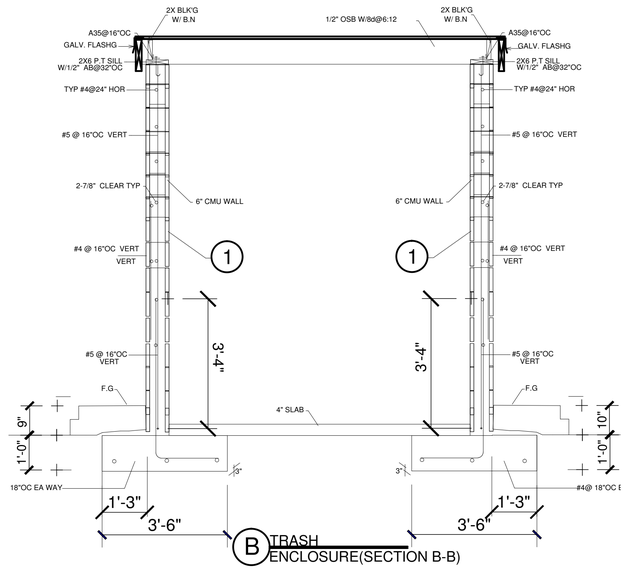
SHEET
A.1
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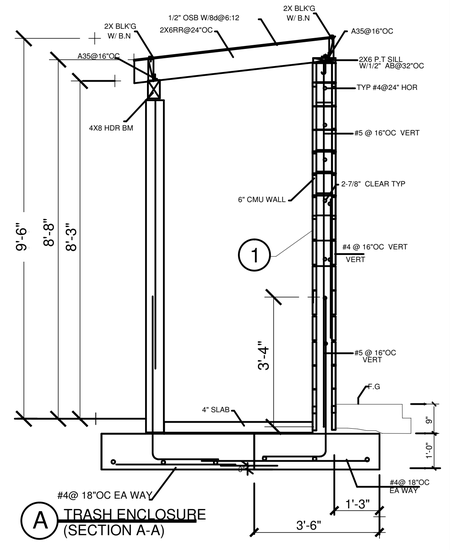
1D / S-1 FOUNDATION



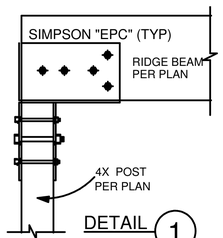
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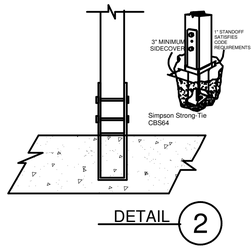
B TRASH ENCLOSURE(SECTION B-B)



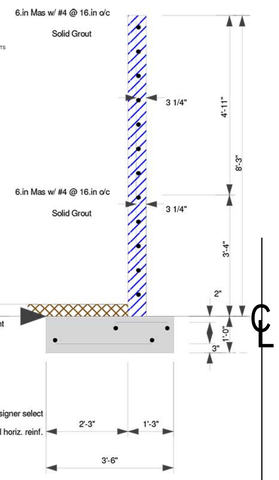
A TRASH ENCLOSURE (SECTION A-A)



DETAIL 1



DETAIL 2



SEISMIC DESIGN

SEISMIC DESIGN CATEGORY E SITE CLASS D WIND LOAD 110 MPH- BLDG BLDG ENCLOSED

SOILS PER CBC 1806 Sb=1500, PASSIVE = 100PSF/FT FRICTION = 0
SEISMIC – Ss = 1.580g, S1 = 0.586g, SDS = 1.053g, SD1 = 0.586g, I = 1

WIND LOAD = 27.44 PSF SEISMIC LOAD = 35 PSF

WIND LOAD ON WALL = 27.44PSF < SEISMIC = 0.4X1.053X1.09X75=35PSF

Z, Ht, Above Ground

Description	Non-Building Type	Level, ft	Relavent Ratio	Kz	Pnet
FREE STANDING WALL	Square - Wind Normal	8.00	h/D Ratio 1.330	0.57	27.45

SS = 1.580 g SMS = 1.580 g SDS = 1.053 g
S1 = 0.586 g SM1 = 0.878 g SD1 = 0.586 g

LEGEND

NOTE: PARKING LOT

(A) **PARKING LOT WILL BE REPAVED MINIMUM 2" NEW ASPHALT THROUGHOUT AND RESTRIPE PARKING STALLS. REPAIR EXISTING DRIVE APPROACH ON HARBOR AVENUE.**

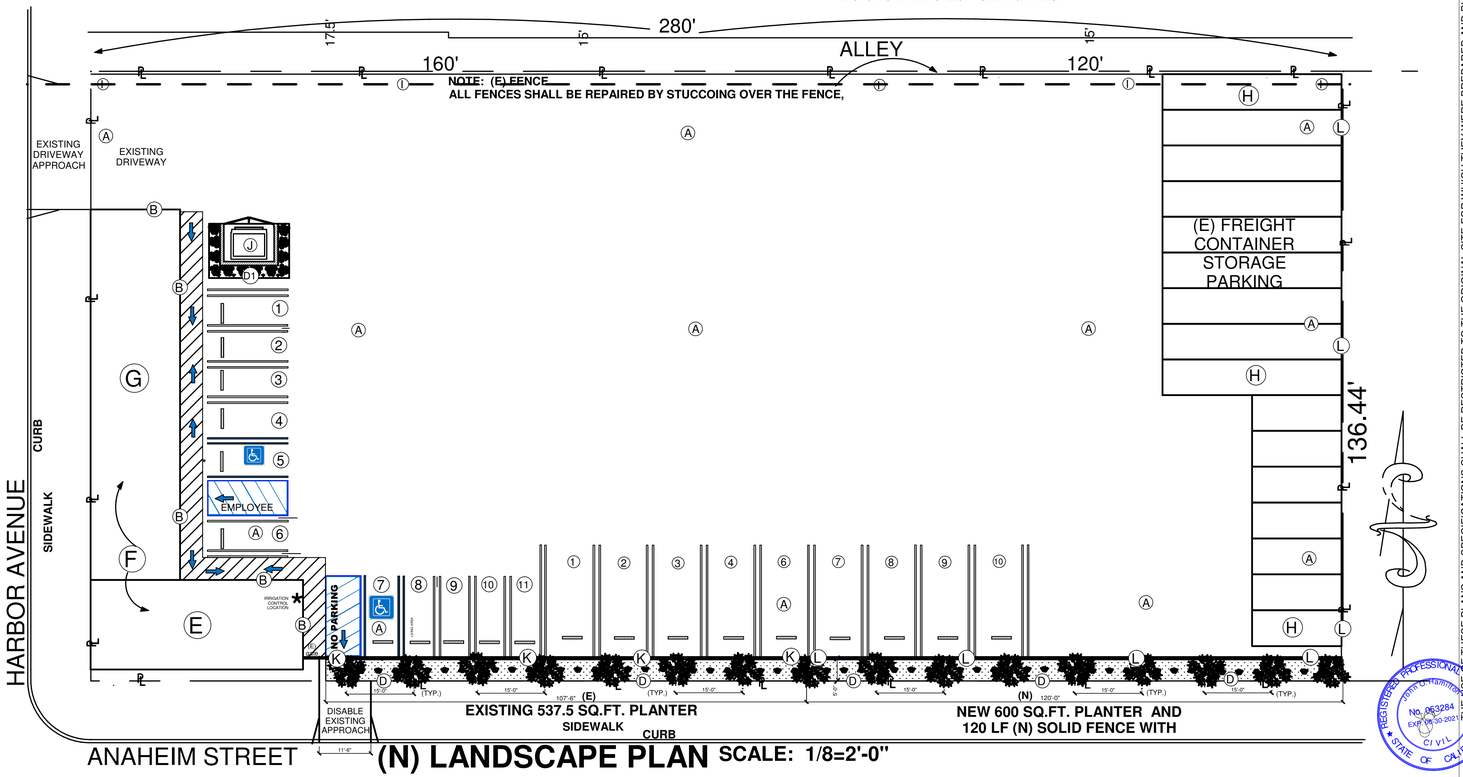
NOTE: DIRECTIONAL SINAGE

(B) **PROVIDE DIRECTIONAL SINAGE TO GUIDE GUEST TO THE PRIMARY ENTRANCE.**

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NOTE: FENCE
(C) **LOCATE FENCE BEHIND REQUIRED LANDSCAPING AREA. SOLID FENCING PROHIBITTED TO ALLOW VISIBILITY ON THE LOT.**

(D1) **(N) PLANTER SURROUND AT EACH SIDE AND REAR OF TRASH BEN ENCLOSURE**
(E) **(N) 950 sf TRUCK DEALERSHIP OFFICE**
(F) **(E) 1-STORY 2,610 sf OFFICE BUILDING**
(G) **(E) 1,660 sf Freight Container SERVICES OFFICE**
(H) **(E) FREIGHT CONTAINER STORAGE AREA**
(I) **2'-6" HIGHWAY DEDICATION**
(J) **8'-0" C.M.U. GARBAGE BIN ENCLOSURE**
(K) **(E) 8'-0" HIGH WROUGHT IRON FENCE**
(L) **(N) 8'-0" HIGH SOLID FENCE**



(N) LANDSCAPE PLAN SCALE: 1/8=2'-0"

80'

AQUA Conserve

Aqua Temperature and Rainfall Sensor (RTS-2) with ET-6, ET- 9 or ET-14 Station Indoor Irrigation Controller

SMART IRRIGATION CONTROLLER
2900 Adams Street, Suite A-25
Riverside, California 92504
Toll Free: (877) 922-2782
Phone: (951) 352-3891 ~ Fax: (951) 352-4345
Read more about Aqua Conserve and ET on our website: www.aquaconserve.com

MUST MAINTAIN 2,800 S.F. OF LANDSCAPE AT ALL TIMES. INSTALL SMART IRRIGATION CONTROLLERS.

NOTE: Clearance of brush and vegetative growth shall be maintained per Fire Code 3178.2.2)



NOTE:
(a) PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
(b) OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
(c) AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W. (COUNTY OF LOS ANGELES CONSCTRUCTION DIVISION)

EARTH AND HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	EARTH / SOIL / LOAM PLANTING BOX AREAS
	KOREAN GRASS
	6" THK NEW ASPHALT

SPRINKLER LEGEND

SYMBOL	DESCRIPTION
	SUPRESSED POP-UP SPRINKLER HEAD
	DRIP SYSTEM AREAS

BOTANICAL LEGEND

ITEM	BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT FT	SPREAD FT	E/D	GEOLOGICAL AREA COMMENTS
1.	EUONYMUS FORTUNEI 3	(SHRUBS)	A,B-10	M,L	12"	8'-6"	D	C,IV-6,12,22,23
2.	THYMUS SPP 3	(SHRUBS)	A,B	M	10"+	9"	D	C,IV-6
3.	RIBES NIGRUM 1	(SHRUBS)	A	M,L	4'-6"	4'-6"	D	C,IV,D-4
4.	GARDENIA JAZMINOIDES 1	(SHRUBS)	A,B	M,L	6' TO 8"	2'-3"	E	C,IV,D-10,14,19
5.	SANGUISORBA	(SHRUBS)	A	M,L	3'	2'-6"	D	C,IV,D-4
6.	CORIANDRUM SANTVUM 3	(SHRUBS)	A,B	M,VL	15'	8'	E	C,IV,D-15
7.	DABOECIA SSP 2	(SHRUBS)	B,C	M,L	5'	4'	D/E	C,IV
8.	JUNIPERUS PROCUMBENS	(SHRUBS)	A,B	M,L	VARIES	VARIES	D	C,IV,D-4
9.			A,B	M	4'-6"	4'	E	C,IV,D-15

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PROJECT

C.U.P.
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