

VESTING TENTATIVE AIRSPACE TRACT MAP 82334

MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS

EXHIBIT D

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER THE PRELIMINARY REPORT, ORDER NO.: 00065678-994-LT2-KD, DATED DECEMBER 5TH, 2016, AMENDED JANUARY 9, 2017, AMENDMENT NO. 1, AS PREPARED BY CHICAGO TITLE COMPANY, NO RESPONSIBILITY OF CONTENT, COMPLETENESS, OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (7280-016-900)

THE WEST 100 FEET OF LOTS 2 AND 4 IN BLOCK 81 OF THE 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., MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT 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 THE 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 PURPOSES WHATSOEVER, AS EXPECTED AND RESERVED BY GEORGE ELTON WATSON AND EDNA LUISE WATSON BY DEED RECORDED OCTOBER 22, 1980 AS INSTRUMENT NO. 80-1084486, OF OFFICIAL RECORDS.

PARCEL 2: (7280-016-901)

THE EAST 50 FEET OF LOTS 2 AND 4 AND ALL OF LOTS 6 AND 8 IN BLOCK 81, OF THE 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, OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT 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 THE 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 PURPOSES WHATSOEVER, AS EXPECTED AND RESERVED BY THE CITY OF LONG BEACH, CALIFORNIA, A MUNICIPAL CORPORATION, IN DEED RECORDED NOVEMBER 7, 1980, AS INSTRUMENT NO. 80-1119179, OF OFFICIAL RECORDS.

PARCEL 3: (7280-016-902)

LOTS 10 AND 12, BLOCK 81 OF LONG BEACH TOWNSITE IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

TOGETHER WITH ALL GRANTORS, RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN OIL AND GAS LEASE RECORDED MAY 28, 1946, IN BOOK 23247, PAGE 189, AS INSTRUMENT NO. 2990, OF OFFICIAL RECORDS.

PARCEL 4: (7280-016-903)

LOTS 14 AND 16, BLOCK 81 OF LONG BEACH TOWNSITE IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

TOGETHER WITH ALL GRANTORS, RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN OIL AND GAS LEASE RECORDED MAY 28, 1946, IN BOOK 23247, PAGE 189, AS INSTRUMENT NO. 2990, OF OFFICIAL RECORDS.

PARCEL 5: (7280-016-904 & 905)

LOTS 17 THROUGH 22, BLOCK 81, TOWNSITE OF LONG BEACH TRACT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 91, OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WEST NINE (9) FEET OF SAID LOT 17.

APN: 7280-016-900 thru 905

TITLE EXCEPTIONS

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. 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, FAMILY 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: IN BOOK 127 PAGE 608, OF DEEDS

AFFECTS: PARCELS 3 AND 5

3. 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, FAMILY 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: IN BOOK 134 PAGE 75, OF DEEDS

AFFECTS: PARCEL 5

4. 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, FAMILY 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: IN BOOK 135 PAGE 241, OF DEEDS

AFFECTS: PARCEL 5

5. 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, FAMILY 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: IN BOOK 149 PAGE 414, OF DEEDS

AFFECTS: PARCEL 2

6. 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, FAMILY 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: IN BOOK 248 PAGE 49, OF DEEDS

AFFECTS: PARCEL 2

7. 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, FAMILY 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: IN BOOK 266 PAGE 22, OF DEEDS

AFFECTS: PARCELS 4 AND 5

8. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

LESSOR: HELEN ROUSSEAU, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: JANUARY 19, 1946
RECORDING NO: IN BOOK 22695 PAGE 335, OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 5

9. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: HELEN E. PINE
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: IN BOOK 23247 PAGE 189, OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCELS 3 AND 4

10. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: JOHN E. WATSON AND DAISY E. WATSON
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: AUGUST 8, 1946
RECORDING NO: 3008, OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 1

TITLE EXCEPTIONS (CONTINUED)

11. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: U. F. LEWIS, A MARRIED MAN AND AGNES P. LEWIS, A MARRIED WOMAN
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: AUGUST 23, 1946
RECORDING NO: 2309 IN BOOK 23562 PAGE 330, OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 2

12. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

LESSOR: JONAH JONES TRUST, CHAUNCEY H. HILL, A DOWER, CHARLES E. MILKEY, FRED H. HOVER, LOREN E. SPEER, LILY G. SPEER, HIS WIFE, ESTLE O. WILSON, A WIDOW
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: JUNE 21, 1965
RECORDING NO: 2526 IN BOOK 21555 PAGE 335, OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 5

13. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: LONG BEACH DOWNTOWN REDEVELOPMENT PROJECT
RECORDING DATE: AUGUST 1, 1975
RECORDING NO: 3801, OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED

RECORDING DATE: JUNE 29, 2007
RECORDING NO: 2007-1567324, OF OFFICIAL RECORDS

AFFECTS: ALL PARCELS

14. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.

DATED: SEPTEMBER 22, 1966
LESSOR: HELEN ROUSSEAU, A WIDOW
LESSEE: FRESCO INTERNATIONAL CORPORATION, A CALIFORNIA CORPORATION
RECORDING DATE: FEBRUARY 27, 1976
RECORDING NO: 4657, OF OFFICIAL RECORDS

ASSIGNMENT OF THE LESSEE'S INTEREST UNDER SAID LEASE,

ASSIGNEE: KENDRICK ENTERPRISE, INC., A CALIFORNIA CORPORATION
RECORDING DATE: MAY 17, 1989
RECORDING NO: 89-793995, OF OFFICIAL RECORDS

ASSIGNMENT OF THE LESSEE'S INTEREST UNDER SAID LEASE,

ASSIGNEE: 1995 LONG BEACH METROPOLIS PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
RECORDING DATE: DECEMBER 28, 1995
RECORDING NO: 95-2062023, 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.

AFFECTS: PARCEL 5

15. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.

DATED: SEPTEMBER 20, 1967
LESSOR: JOSEPH E. BISHOP AND HOWARD F. CONRAD
LESSEE: FRESCO INTERNATIONAL CORPORATION
RECORDING DATE: MARCH 27, 1980
RECORDING NO: 80-310020, OF OFFICIAL RECORDS

ASSIGNMENT OF THE LESSEE'S INTEREST UNDER SAID LEASE,

ASSIGNEE: KENDRICK ENTERPRISE, INC., A CALIFORNIA CORPORATION
RECORDING DATE: MAY 17, 1989
RECORDING NO: 89-793994, OF OFFICIAL RECORDS

ASSIGNMENT OF THE LESSEE'S INTEREST UNDER SAID LEASE,

ASSIGNEE: 1995 LONG BEACH METROPOLIS PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
RECORDING DATE: DECEMBER 28, 1995
RECORDING NO: 95-2062023, 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.

AFFECTS: PARCEL 5

16. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.

AMOUNT: \$340,000.00
DATED: MAY 26, 1995
TRUSTOR/GRANTOR: JAMES D. COMOE, A SINGLE MAN AND CARL D. DRESSLEHAUS, A SINGLE MAN AS JOINT TENANTS
TRUSTEE: LONG BEACH ESCROW, INC., A CALIFORNIA CORPORATION
BENEFICIARY: 128 PACIFIC CORPORATION, A CALIFORNIA CORPORATION
RECORDING DATE: JUNE 23, 1995
RECORDING NO: 95-1004446, OF OFFICIAL RECORDS

AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WHICH NAMES:

ASSIGNEE: JAMES H. VALDES
RECORDING DATE: SEPTEMBER 29, 1998
RECORDING NO: 98-1767587, OF OFFICIAL RECORDS

A SUBSTITUTION OF TRUSTEE UNDER SAID DEED OF TRUST WHICH NAMES, AS THE SUBSTITUTED TRUSTEE, THE FOLLOWING

TRUSTEE: UNIVERSAL FIDELITY SERVICES, INC., A CALIFORNIA CORPORATION
RECORDING DATE: MAY 21, 1999
RECORDING NO: 99-925453, OF OFFICIAL RECORDS

AFFECTS: PARCELS 3 AND 4

THIS COMPANY WILL REQUIRE THAT THE ORIGINAL NOTE, THE ORIGINAL DEED OF TRUST AND A PROPERLY EXECUTED REQUEST FOR FULL RECONVEYANCE TOGETHER WITH APPROPRIATE DOCUMENTATION (E.G., COPY OF TRUST, PARTNERSHIP AGREEMENT OR CORPORATE RESOLUTION) BE IN THIS OFFICE PRIOR TO THE CLOSE OF THIS TRANSACTION IF THE ABOVE-MENTIONED ITEM IS TO BE PAID THROUGH THIS TRANSACTION OR DELETED FROM A POLICY OF TITLE INSURANCE.

ANY DEMANDS SUBMITTED TO US FOR PAYOFF MUST BE SIGNED BY ALL BENEFICIARIES AS SHOWN ON SAID DEED OF TRUST, AND/OR ANY ASSIGNMENTS THERE TO, IN THE EVENT SAID DEMAND IS SUBMITTED BY AN AGENT OF THE BENEFICIARY(S), WE WILL REQUIRE THE WRITTEN APPROVAL OF THE DEMAND BY THE BENEFICIARY(S). SERVICING AGREEMENTS DO NOT CONSTITUTE APPROVAL FOR THE PURPOSES OF THIS REQUIREMENT.

IF NO AMOUNTS REMAIN DUE UNDER THE OBLIGATION A ZERO BALANCE DEMAND WILL BE REQUIRED ALONG WITH THE RECONVEYANCE DOCUMENTS.

IN ADDITION, WE REQUIRE THE WRITTEN APPROVAL OF SAID DEMAND BY THE TRUSTOR(S) ON SAID DEED OF TRUST OR THE CURRENT OWNERS IF APPLICABLE.

17. 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, FAMILY 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: MARCH 9, 2011
RECORDING NO: 2011-361452, OF OFFICIAL RECORDS

AFFECTS: ALL PARCELS

18. ANY CLAIM THAT THE TRANSACTION VESTING THE TITLE AS SHOWN IN SCHEDULE A OR CREATING THE LIEN OF THE INSURED MORTGAGE OR ANY OTHER TRANSACTION OCCURRING ON OR PRIOR TO DATE OF POLICY IN WHICH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES OR ITS SUCCESSORS TRANSFERRED, ACQUIRED, OR MADE ANY AGREEMENT AFFECTING THE TITLE TO OR ANY INTEREST IN THE LAND, IS VOID OR VOIDABLE OR SUBJECT TO TERMINATION, RENEGOTIATION, OR JUDICIAL REVIEW UNDER CALIFORNIA ASSEMBLY BILL 26 (CHAPTER 5, STATUTES OF 2011-12, FIRST EXTRAORDINARY SESSION) AND CALIFORNIA ASSEMBLY BILL 1484 (CHAPTER 26, STATUTES OF 2011-12).

19. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

20. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

21. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERE TO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

THE COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED LEASE REFERRED TO HEREIN BE FURNISHED TO THE COMPANY, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS FOR REVIEW.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BEARING OF N89°59'00"E ALONG THE CENTERLINE OF THIRD STREET AS SHOWN ON THE MAP OF TRACT NO. 51818, AS RECORDED IN MAP BOOK 1201, PAGES 31 THROUGH 44, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

CITY OF LONG BEACH BHM 601, PACIFIC AVE @ 4 TH ST
BRASS DISC FLUSH WITH PAVT STAMPEID "CUB BM 601 1990"
1.0' E / CURB 20.0' N / CURB
ELEV. = 30.242 FT; NGVD 1929 MSL, RECORDED 1985

GENERAL NOTES

OWNERS/SUBDIVIDER:
CITY OF LONG BEACH
DEVILFLOPP REPRESENTATIVE:
ENSEMBLE REAL ESTATE INVESTMENTS
444 OCEAN BLVD, SUITE 1108
LOS ANGELES, CA 90002
ATTN: TYSON SAYLES
EMAIL: TYSON@ENSEMBLE.NET
PHONE: (323) 628-0587

CIVIL ENGINEER:
DAVID EVANS & ASSOCIATES, INC.
201 S FIGUEROA ST, STE 240
LOS ANGELES, CA 90012
ATTN: ALEX MOORE
EMAIL: AMOORE@DEAINC.COM
PHONE: (313) 337-3948

ARCHITECT:
ANDRSON MORAN ARCHITECTS, INC.
6726 SW MACADAM AVE, SUITE 100
PORTLAND, OR 97219
PHONE: (503) 977-5238

PROJECT ADDRESS:
125, 131, 133, 143 W. 3RD STREET LONG BEACH, CA 90802

PROPOSED USE

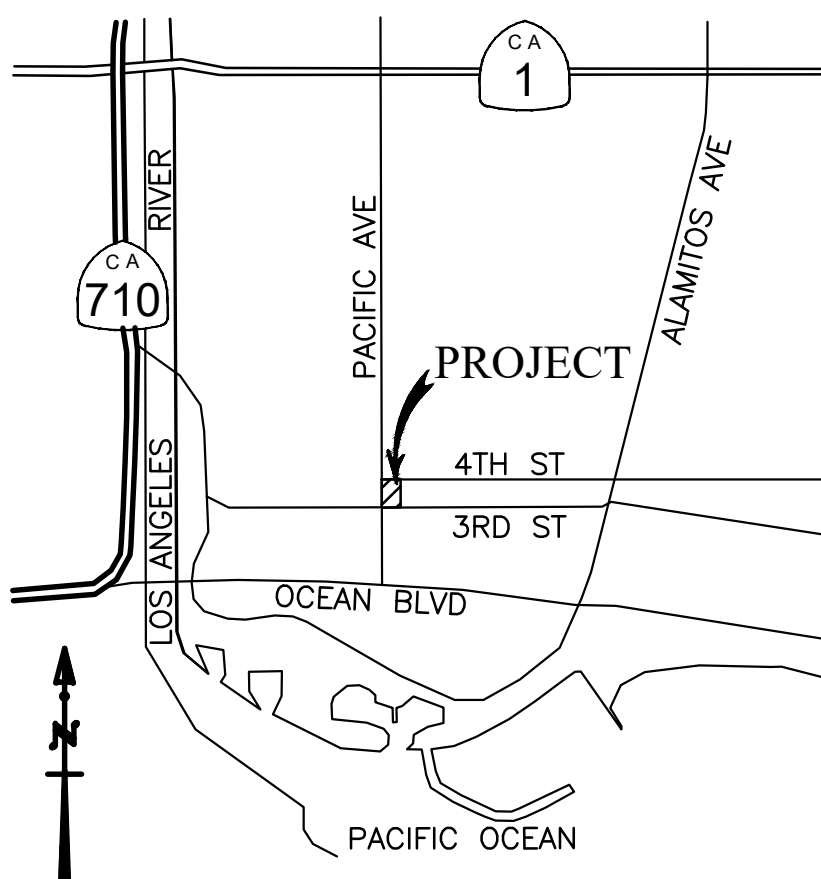
LOT 1: MASTER GROUND LOT
LOT 1: (AIRSPACE) RETAIL 4802 SF
LOT 2: (AIRSPACE) 142 RESIDENTIAL UNITS
LOT 3: (AIRSPACE) MIDRISE PARKING
LOT 4: (AIRSPACE) 203 RESIDENTIAL UNITS
LOT 5: (AIRSPACE) HI-RISE PARKING
LOT 6: (AIRSPACE) RETAIL 7679 SF

ZONING INFORMATION

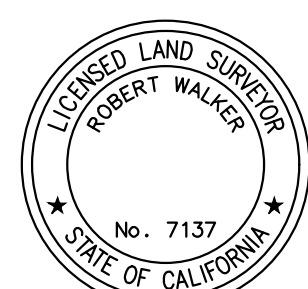
EXISTING ZONING: PD-30 - PLANNED DEVELOPMENT: DOWNTOWN LONG BEACH
PROPOSED PARKING: 538 RESIDENTIAL STALLS + 25 RETAIL STALL

AREA: GROSS TO CENTERLINE: 3102.6 (2.10 AC)
NET PRE-DEDICATION/VACATION: 5127 SF (1.17 AC)
NET POST-DEDICATION/VACATION: 53358 SF (1.22 AC)

LIQUEFACTION ZONE: NO



VICINITY MAP



ROBERT WALKER, PLS 7137
RWALKER@DEAINC.COM

04/24/19
DATE

NO.	DESCRIPTION	DATE	BY
REVISIONS			



**DAVID EVANS
AND ASSOCIATES INC.**
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

3RD STREET AND PACIFIC AVENUE LONG BEACH, CA

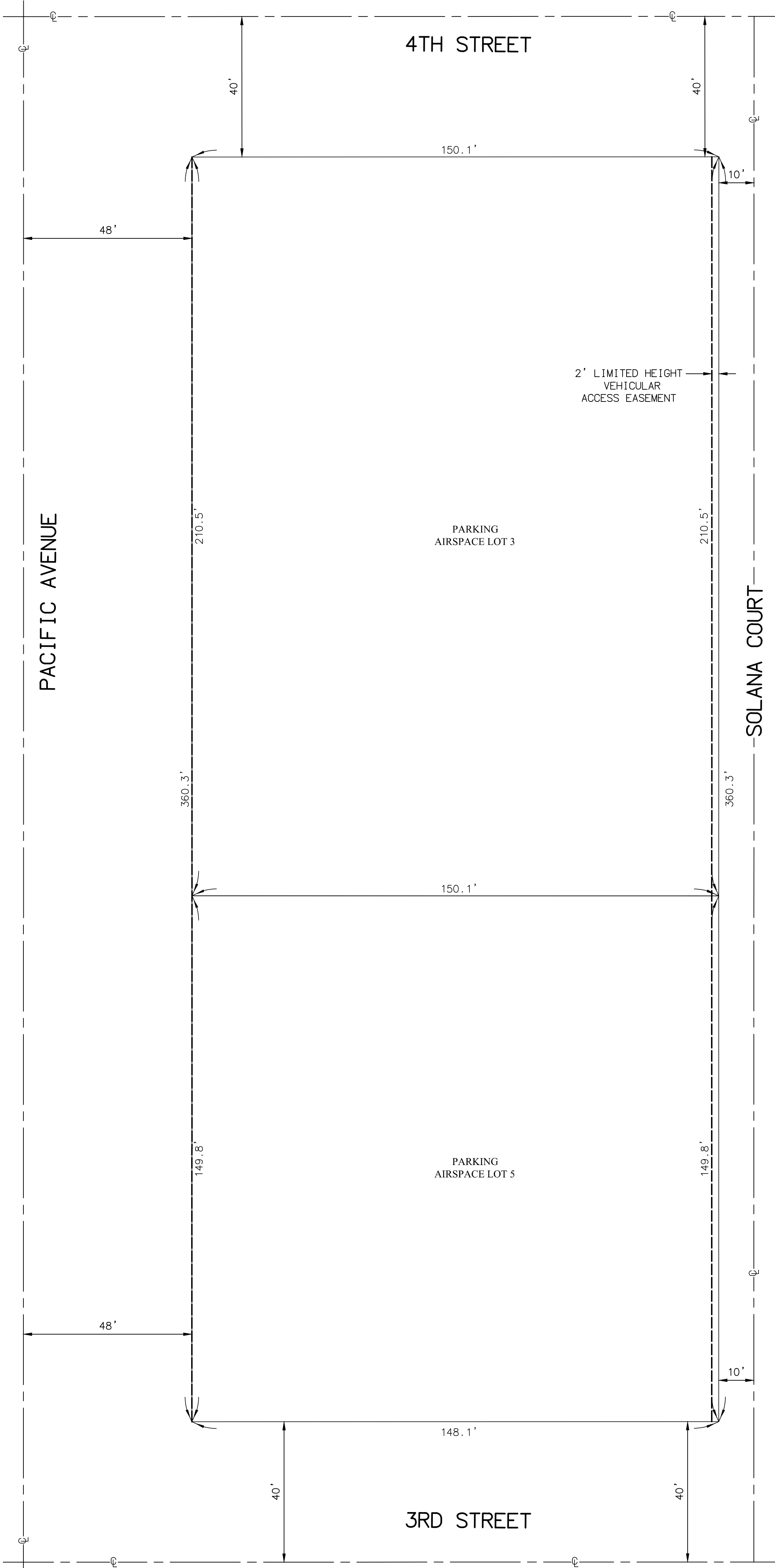
PROJECT NO: ENS10000-1007	PREPARED FOR:	SCALE: 1"=20'
DRAWN BY: BAH	DATE: 04/24/19	
CHECKED BY: RW	SHT NO: 01 of 05	

ATTN: TYSON SAYLES
ENSEMBLE REAL ESTATE INVESTMENTS
444 OCEAN BLVD, SUITE 1108
LOS ANGELES, CA 90802

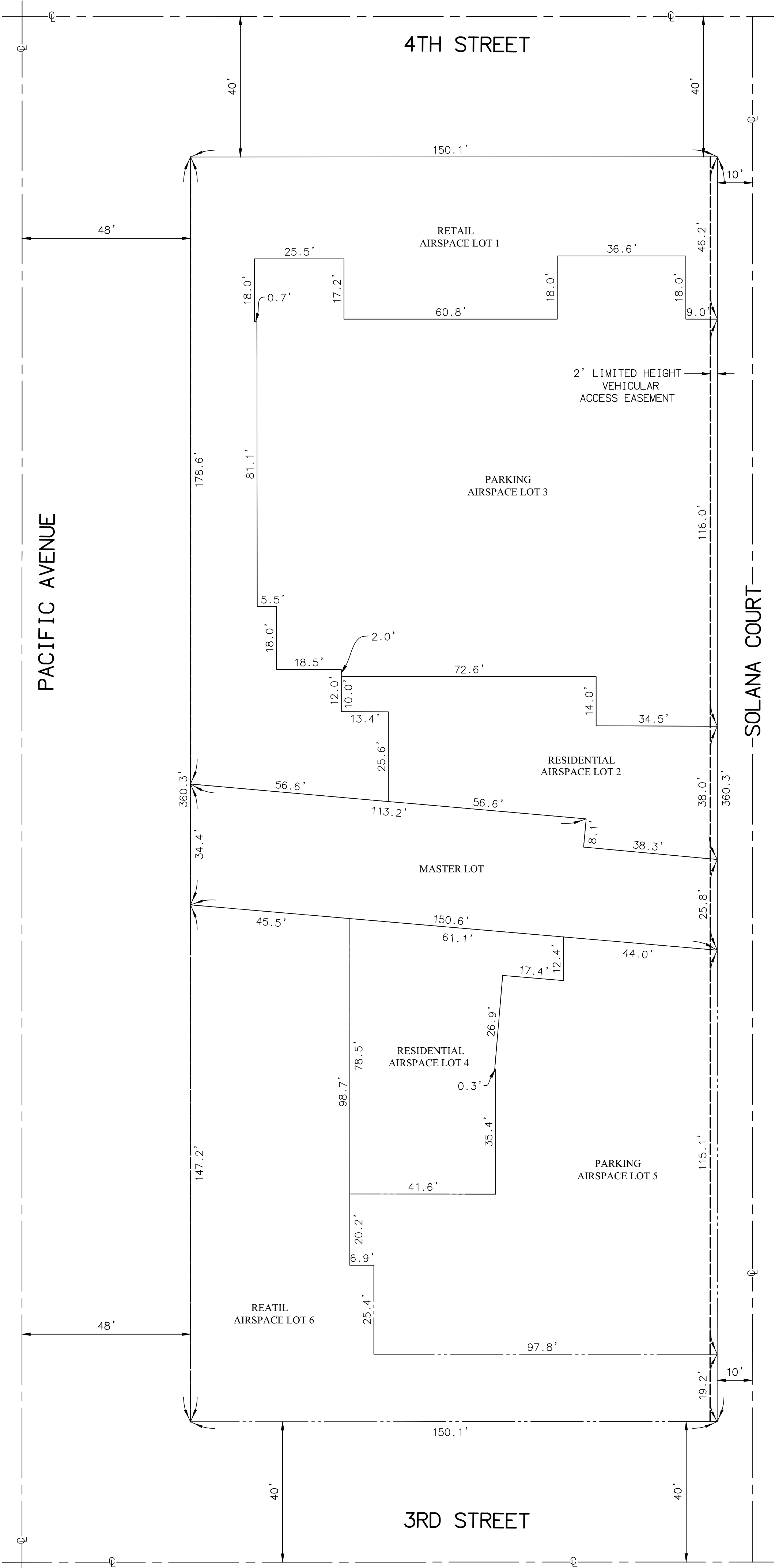
LAST UPDATED: Apr 25, 2019 12:00pm 99.00am

VESTING TENTATIVE AIRSPACE TRACT MAP 82334

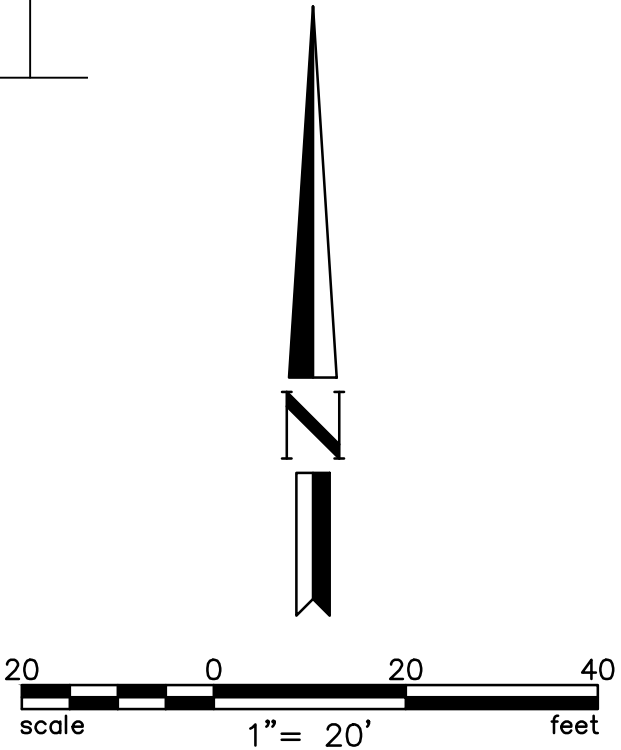
MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS



LEVEL LL2 & LL1
AIRSPACE LOTS 3 & 5



LEVEL 1
AIRSPACE LOTS 1-6



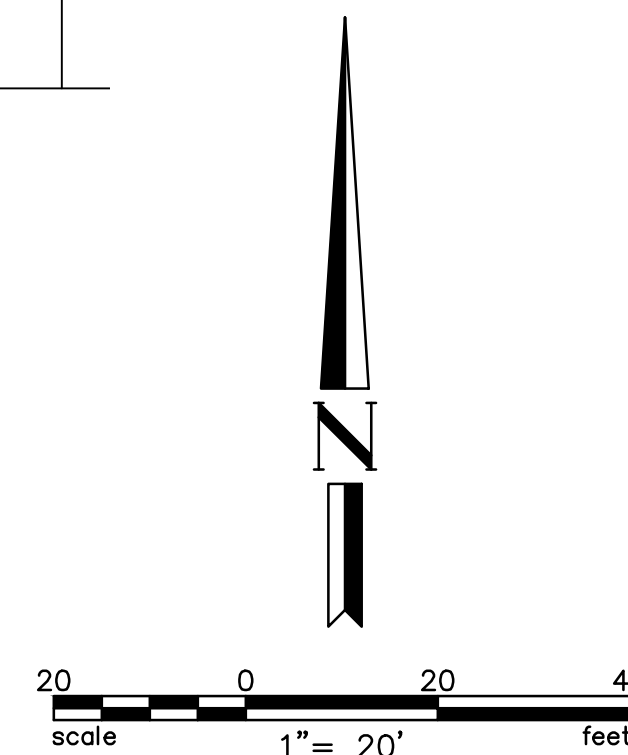
REVISIONS			
NO.	DESCRIPTION	DATE	BY



**DAVID EVANS
AND ASSOCIATES INC.**
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

3RD STREET AND PACIFIC AVENUE LONG BEACH, CA			
PROJECT NO: ENS10000-1007	PREPARED FOR:	ATTN: TYSON SAYLES ENSEMBLE REAL ESTATE INVESTMENTS 444 OCEAN BLVD, SUITE 1108 LOS ANGELES, CA 90002	SCALE: 1"=20'
DRAWN BY: BAH	CHECKED BY: RW	DATE: 04/24/19	SHT NO: 02 of 05

MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS



NO.	DESCRIPTION	DATE	BY
REVISIONS			

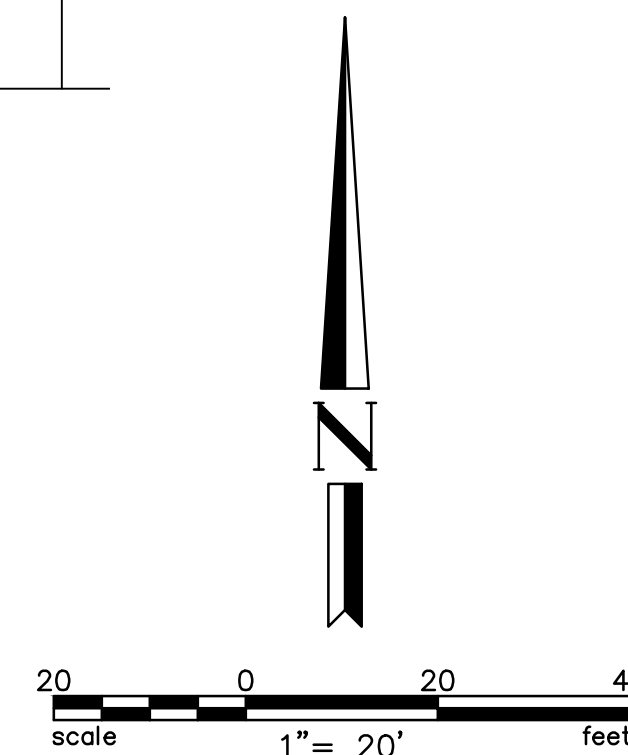


DAVID EVANS
AND ASSOCIATES INC.
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

<h1 style="text-align: center;">3RD STREET AND PACIFIC AVENUE</h1> <h2 style="text-align: center;">LONG BEACH, CA</h2>			
PROJECT NO: ENS00000-1007	PREPARED FOR: 	ATTN: TYSON SAYLES ENSEMBLE REAL ESTATE INVESTMENTS 444 OCEAN BLVD, SUITE 1108 LOS ANGELES, CA 90002	SCALE: 1" = 20'
DRAWN BY: EAH			DATE: 04/24/19
CHECKED BY: RW			SHT NO: 03 of 05

Drawing Name: P:\E\ENSI00001007\0400CAD\SV\SHEETS\T1M\ENSI00001007_03.dwg
 Last Opened: Apr 24, 2019 - 5:20pm By: boxh

MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS



NO.	DESCRIPTION	DATE	BY	
	REVISIONS			



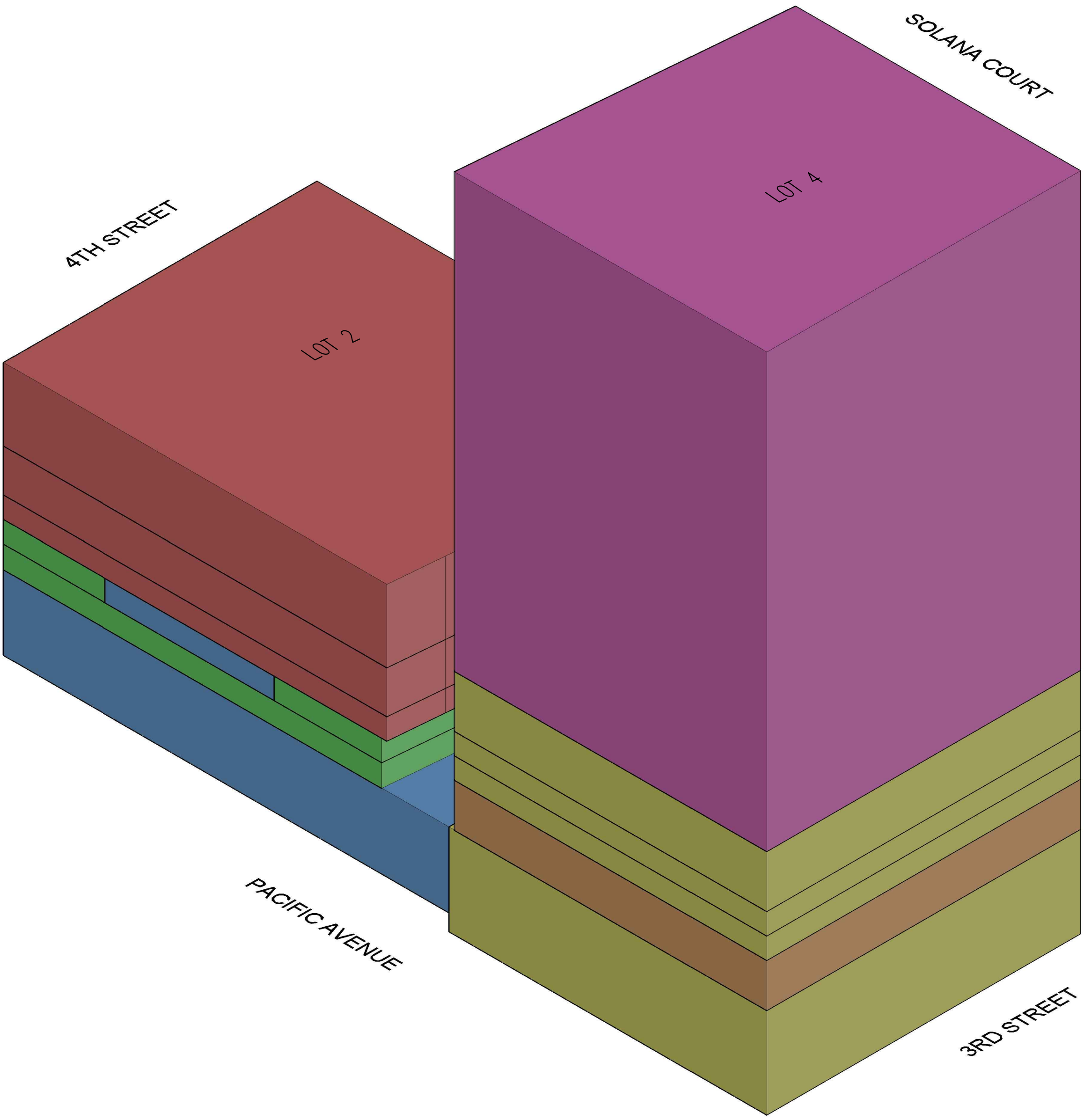
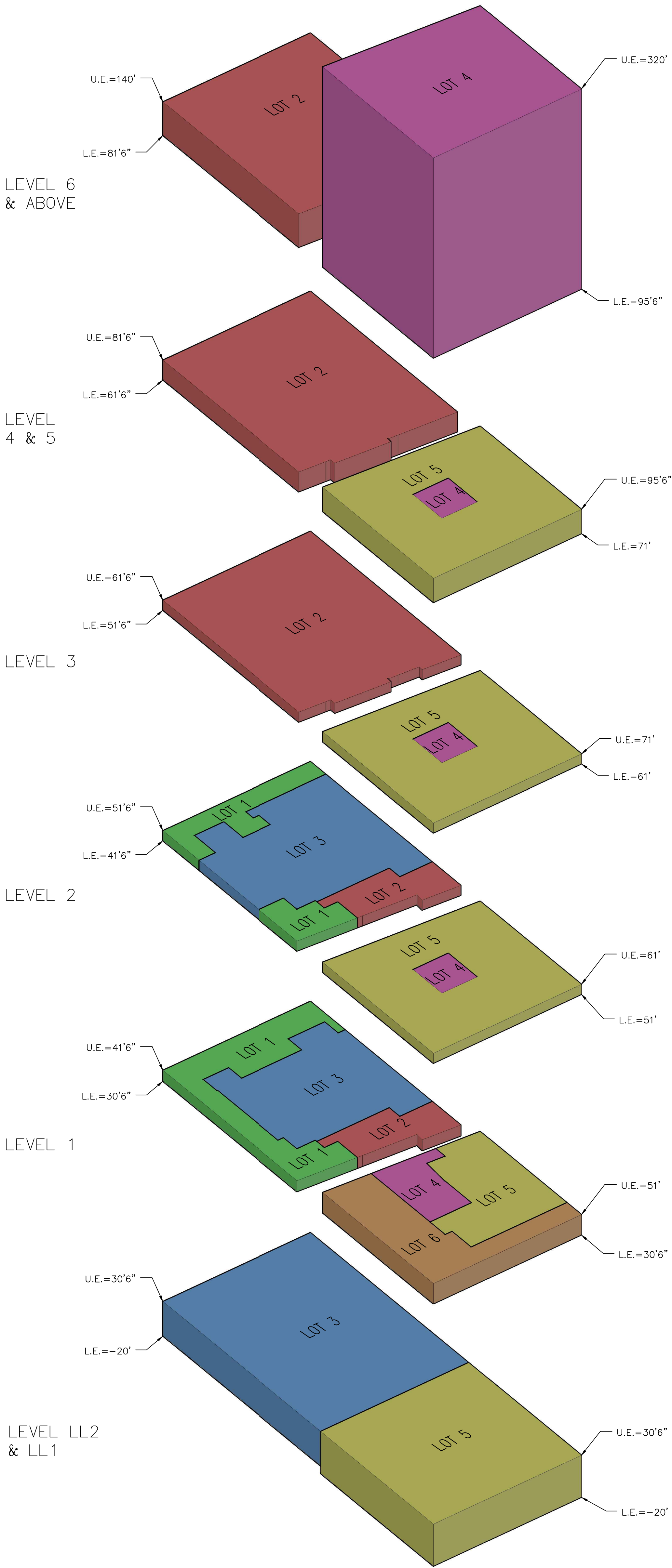
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<h1 style="text-align: center;">3RD STREET AND PACIFIC AVENUE</h1> <h2 style="text-align: center;">LONG BEACH, CA</h2>			
PROJECT NO: EWS0000-1007	PREPARED FOR: 	ATTN: TYSON SAYLES ENSEMBLE REAL ESTATE INVESTMENTS 444 OCEAN BLVD, SUITE 1108 LOS ANGELES, CA 90002	SCALE: 1" = 20'
DRAWN BY: EAH			DATE: 04/24/19
CHECKED BY: RW			SHEET NO: 08 of 05

Plotting Name: P:\E\ENSI0001007\0400CAD\SV\SHEETS\T1M\ENSI0001007_04.dwg
 Plot Created: Apr 24, 2019 - 5:24am By: bwh

VESTING TENTATIVE AIRSPACE TRACT MAP 82334

MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS



SOUTHWEST ISOMETRIC VIEW

LEGEND

- = RETAIL AIRSPACE LOT 1
- = RESIDENTIAL AIRSPACE LOT 2
- = PARKING AIRSPACE LOT 3
- = RESIDENTIAL AIRSPACE LOT 4
- = PARKING AIRSPACE LOT 5
- = RETAIL AIRSPACE LOT 6

L.E. = LOWER ELEVATION
U.E. = UPPER ELEVATION

NOTE:
3D VIEW OF VERTICAL PARCELS IS FOR PRESENTATION PURPOSES ONLY.
THE GROUND FLOOR ELEVATION OF 30'6" SHOWN HEREON IS ASSUMED AND SUBJECT TO CHANGE UPON PREPARATION OF A PRECISE GRADING PLAN.
ALL AREAS OUTSIDE OF THE AIRSPACE LOTS ARE PART OF THE MASTER LOT.

								3RD STREET AND PACIFIC AVENUE			
								LONG BEACH, CA			