

# Exhibit C



Building 801 | 8 Plex

Building 800 | 8 Plex

**OUR TEAM**

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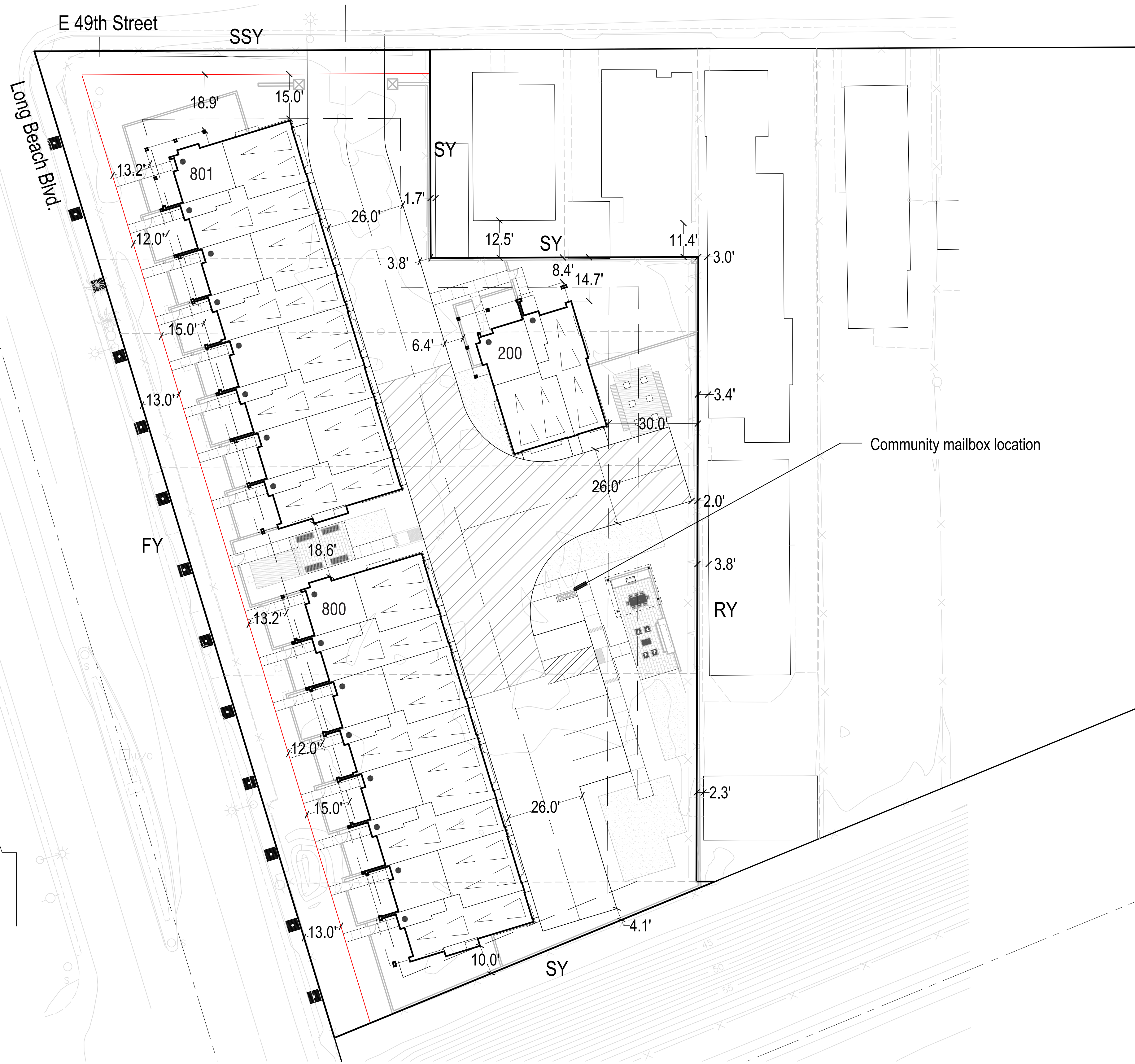
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4800 Long Beach Blvd  
LONG BEACH, CA







## Project Summary

**Total Site Area:** ± 1.102 Acres

**Net Site Area:** ± 0.977 Acres

**Total Units:** 18 Homes

- (9) Plan 1: ± 1,411 S.F., 3 Bedroom, 3 Bath
- (9) Plan 2: ± 1,747 S.F., 3 Bedroom, 3 Bath, Den

**Net Density:** 18.42 Homes per Acre

### Parking:

**Required:** 41 Spaces (2.28 spaces per home)  
▪ (18) Homes x 2.0 Spaces = 36 Spaces  
▪ (18) Guest x 0.25 Spaces = 5 Spaces

**Provided:** 41 Spaces (2.28 spaces per home)  
▪ Garage: 36 Spaces  
▪ Head In: 5 Spaces (9' x 18')

### Open Space:

**Required:** 2,700 S.F. Total (150 S.F. per home)  
▪ Common: 1,350 S.F. (75 S.F. per home; 12' min. dim.)  
▪ Private: 1,350 S.F. (75 S.F. per home; 8' min. dim.)

**Provided:** 10,880 S.F. Total (± 604 S.F. per home)  
▪ Common: 6,856 S.F. (12' Min. Dimension)  
▪ Private: 4,024 S.F. (8' Min. Dimension)

## Zoning Summary

**Existing General Plan:** 8A & 3A

**Proposed General Plan:** 3A

**Existing Zoning:** CCA

**Proposed Zoning:** R-4-N

**Max. Density:** 44 Homes per Acre

**Building Setbacks:** Front Yard (FY): 15'  
Street Side Yard (SSY): 15'  
Interior Side Yard (SY): 10'  
Rear Yard (RY): 20' for 2-story; 30' for 3-story

**Building Encroachments:** 2.5' for architectural protrusions into the Front setback  
5' for decks into the Front and Street Side setbacks  
3' for decks into Interior Side setbacks

**Building Separation:** 8' minimum

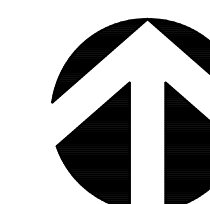
**Max. Building Height:** 38' and 3 Stories

**Max. Lot Coverage:** N/A

**Street Dedications:** \_\_\_\_\_

### Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



## CONCEPTUAL SITE PLAN

4800 Long Beach Blvd

LONG BEACH, CA

A.SP1

0 10 20 40

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WHA

ORANGE COUNTY • LOS ANGELES • BAY AREA





## Project Summary

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**Net Site Area:** ± 0.977 Acres

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- Common: 1,350 S.F. (75 S.F. per home; 12' min. dim.)
- Private: 1,350 S.F. (75 S.F. per home; 8' min. dim.)

Provided: 10,880 S.F. Total (± 604 S.F. per home)

- Common: 6,856 S.F. (12' Min. Dimension)
- Private: 2,372 S.F. (8' Min. Dimension)
- Deck: 1,652 S.F. (8' Min. Dimension)\*

\* Decks have a full depth of 8', with a 2-3' encroachment into setback area allowed per code. Area counted towards open space numbers is only the area behind the setback lines. Please see architectural floor plans for deck dimensions and details.

## Zoning Summary

Existing General Plan: 8A & 3A

Proposed General Plan: 3A

Existing Zoning: CCA

Proposed Zoning: R-4-N

Max. Density: 44 Homes per Acre

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5' for decks into the Front and Street Side setbacks  
3' for decks into Interior Side setbacks

Building Separation: 8' minimum

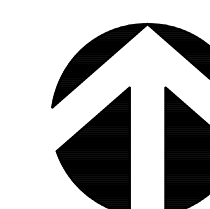
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## CONCEPTUAL OPEN SPACE PLAN

4800 Long Beach Blvd

LONG BEACH, CA

A.SP2

0 10 20 40

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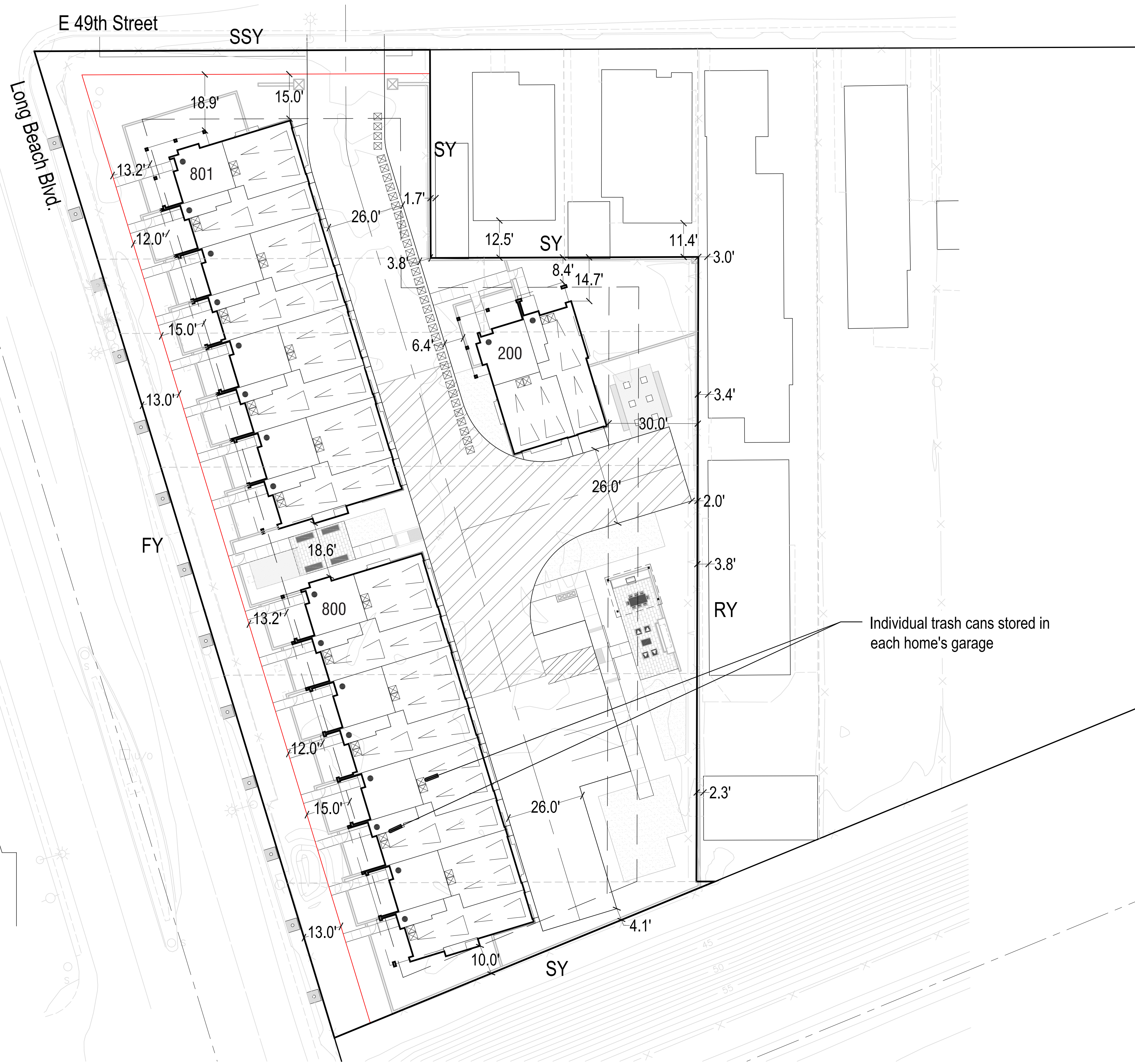
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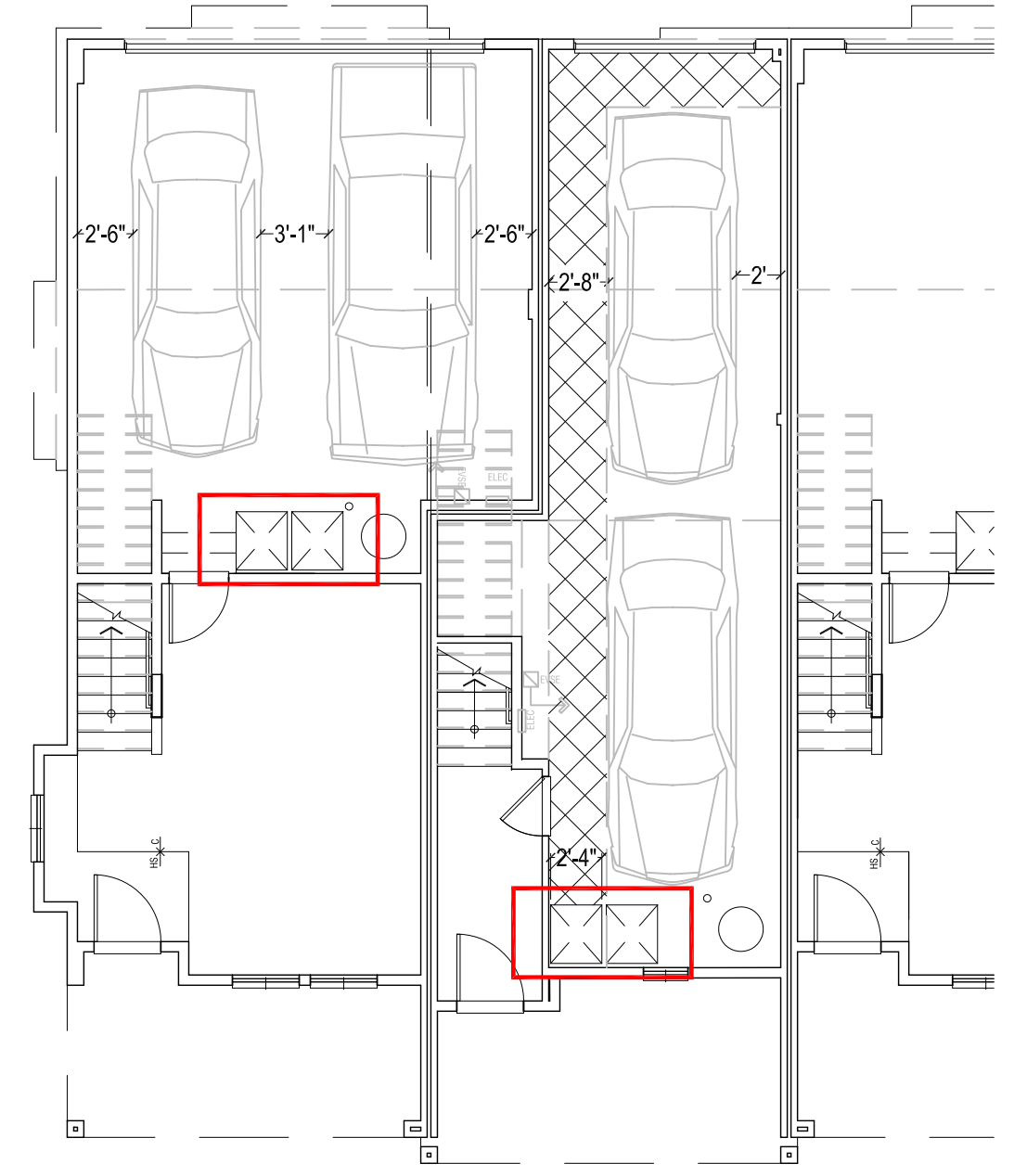
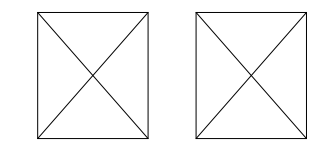
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**Net Density:** 18.42 Homes per Acre

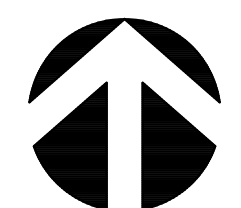
**Trash:** 2 bins per home, stored in garage



Typical trash clearances in garages  
 (varies based on car type)

#### Notes:

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2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
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4. Civil engineer to verify all setbacks and grading information.
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7. Building setbacks are measured from property lines to building foundation lines.



## CONCEPTUAL TRASH STAGING PLAN

**4800 Long Beach Blvd**  
 LONG BEACH, CA

A.SP3

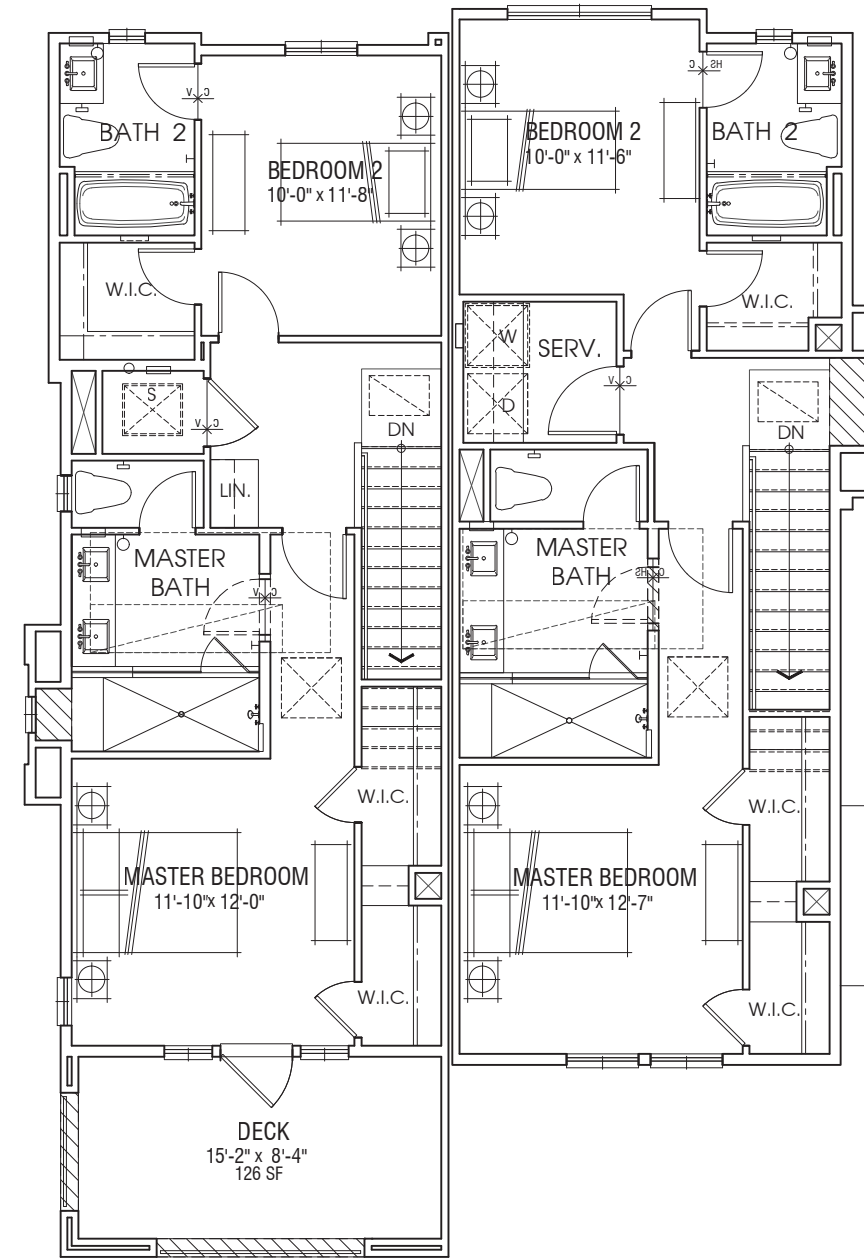
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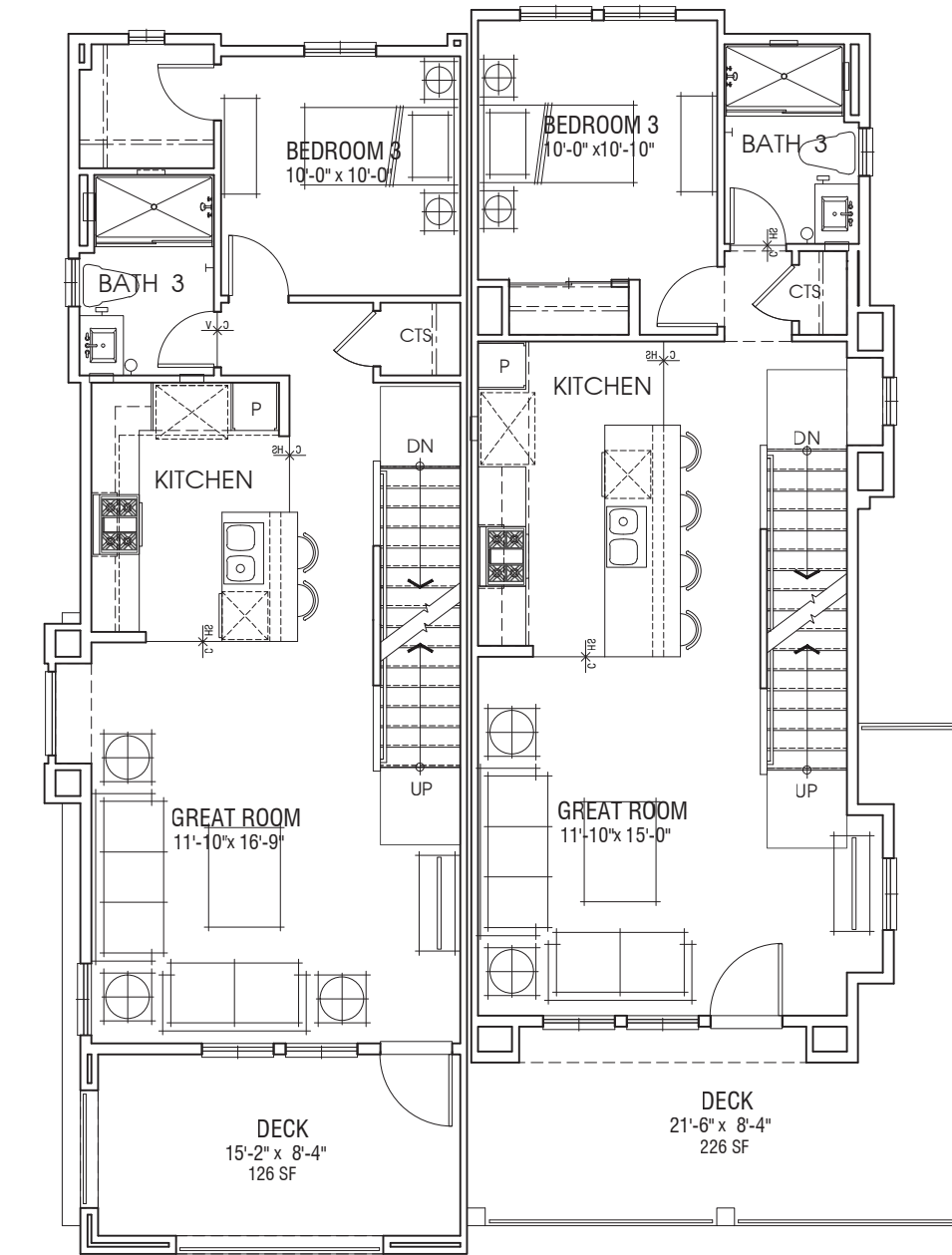
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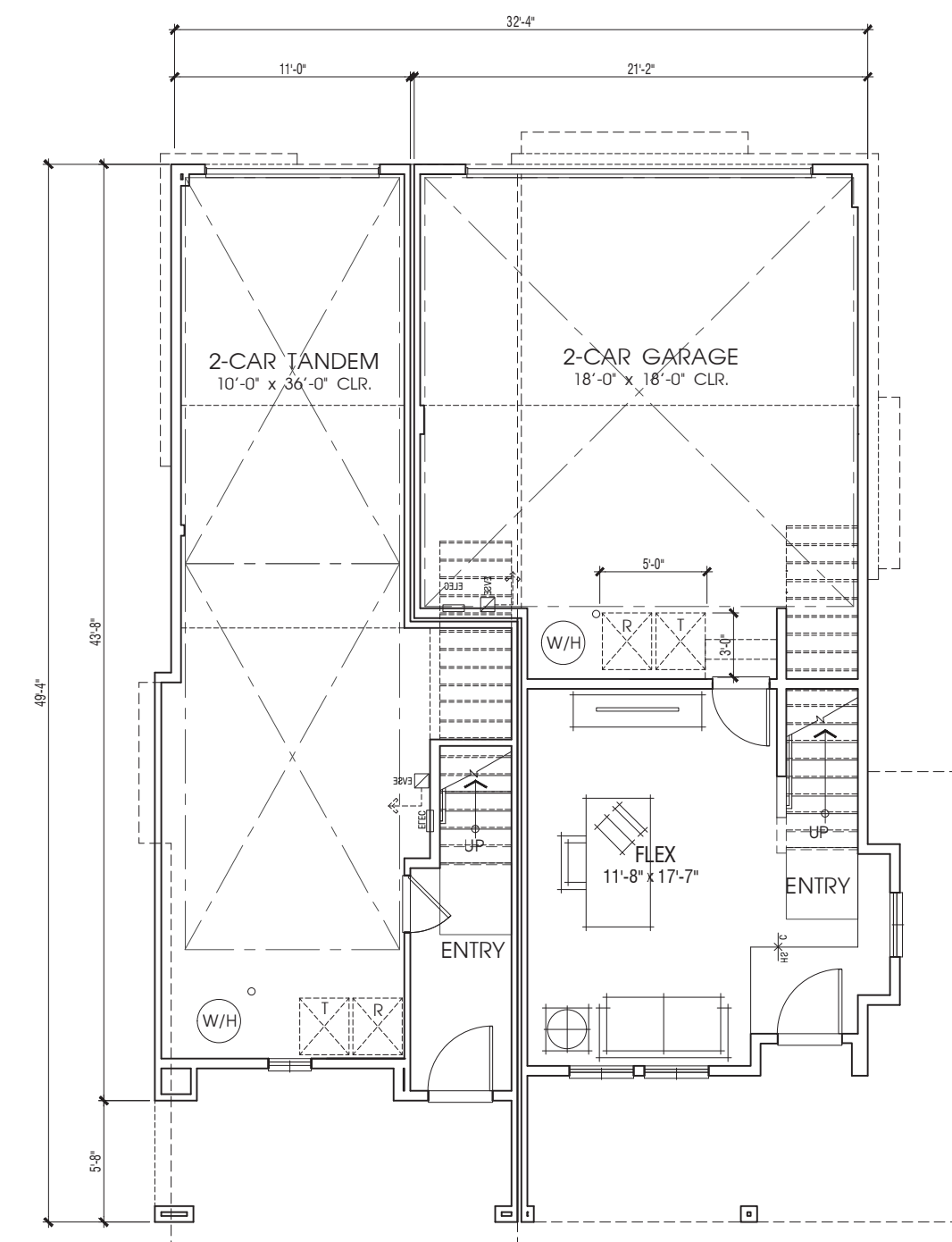




THIRD FLOOR



SECOND FLOOR



Plan 1  
3 BEDROOM / 3 BATH  
+/-1,435 SF

Plan 2  
3 BEDROOM / 3 BATH  
/ FLEX  
+/-1,737 SF

FIRST FLOOR

OCCUPANCY: R3  
CONSTRUCTION TYPE: VB  
SPRINKLER SYSTEM: 13D

- NOTES:
1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
  2. FLOOR PLANS NEED FURTHER REFINEMENTS TO MATCH ELEVATION DESIGN.

## BLDG 200 | Duplex Conceptual Building Plans

4800 Long Beach Blvd

LONG BEACH, CA

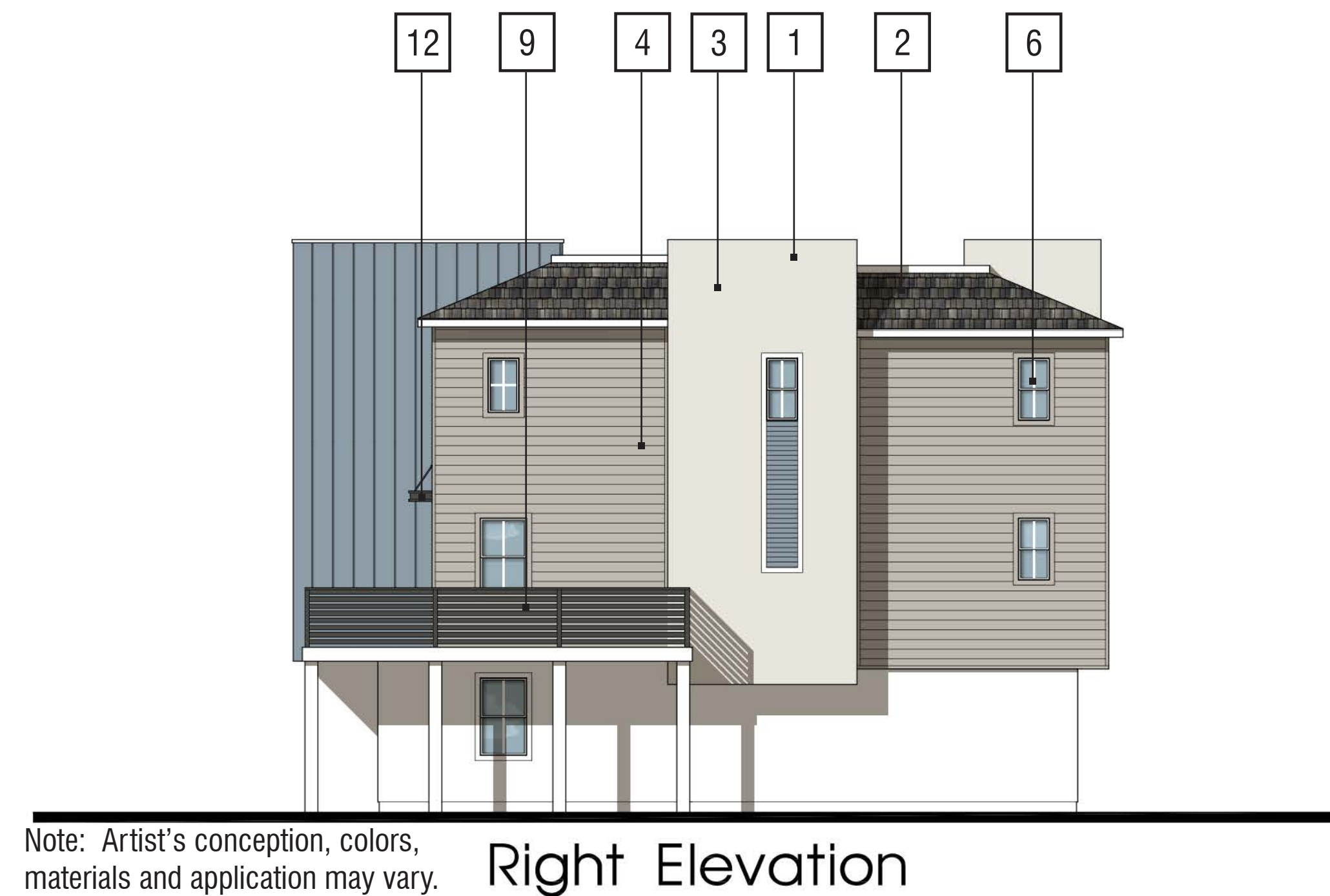


A.1  
0 4 8 16  
CITY SUBMITTAL

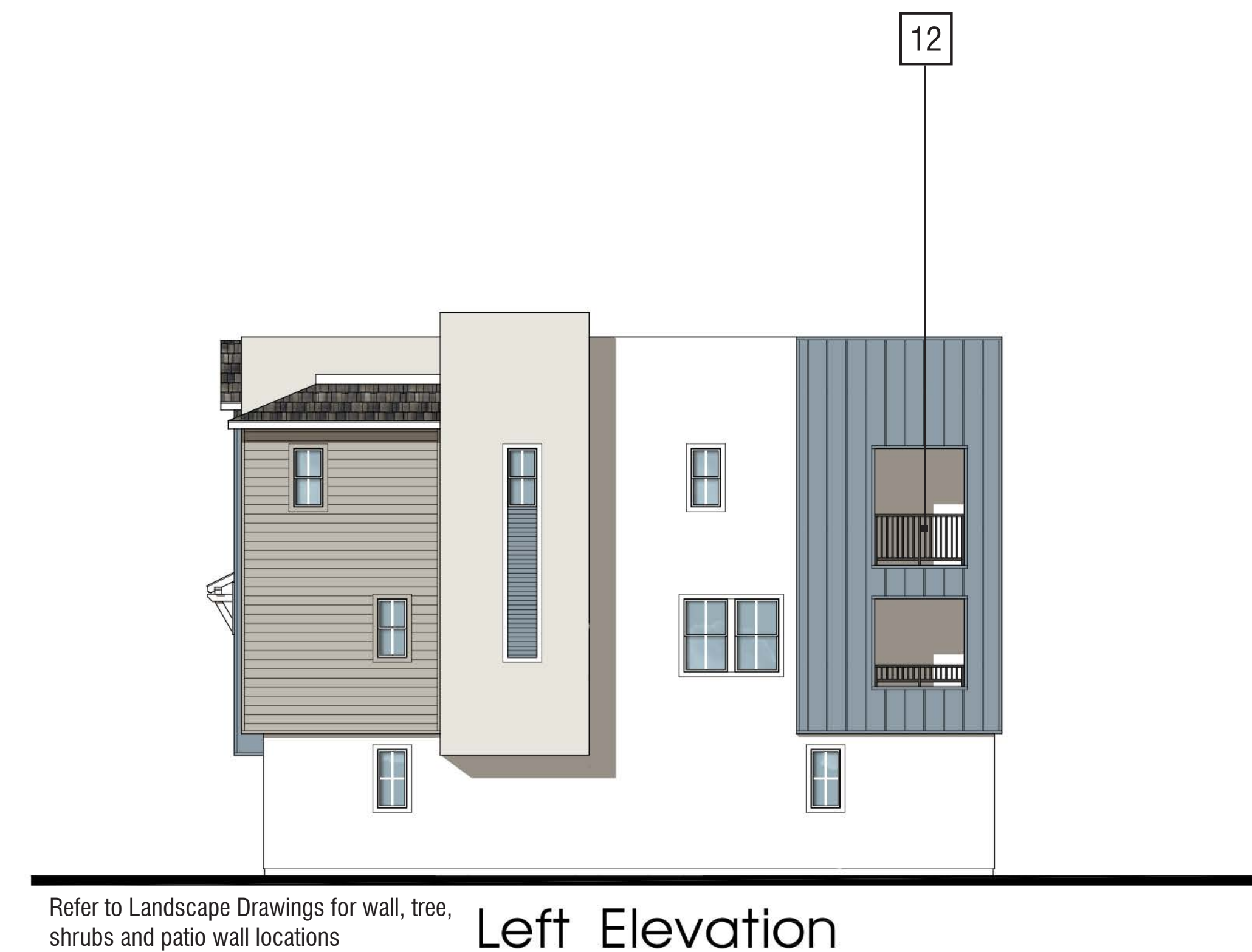
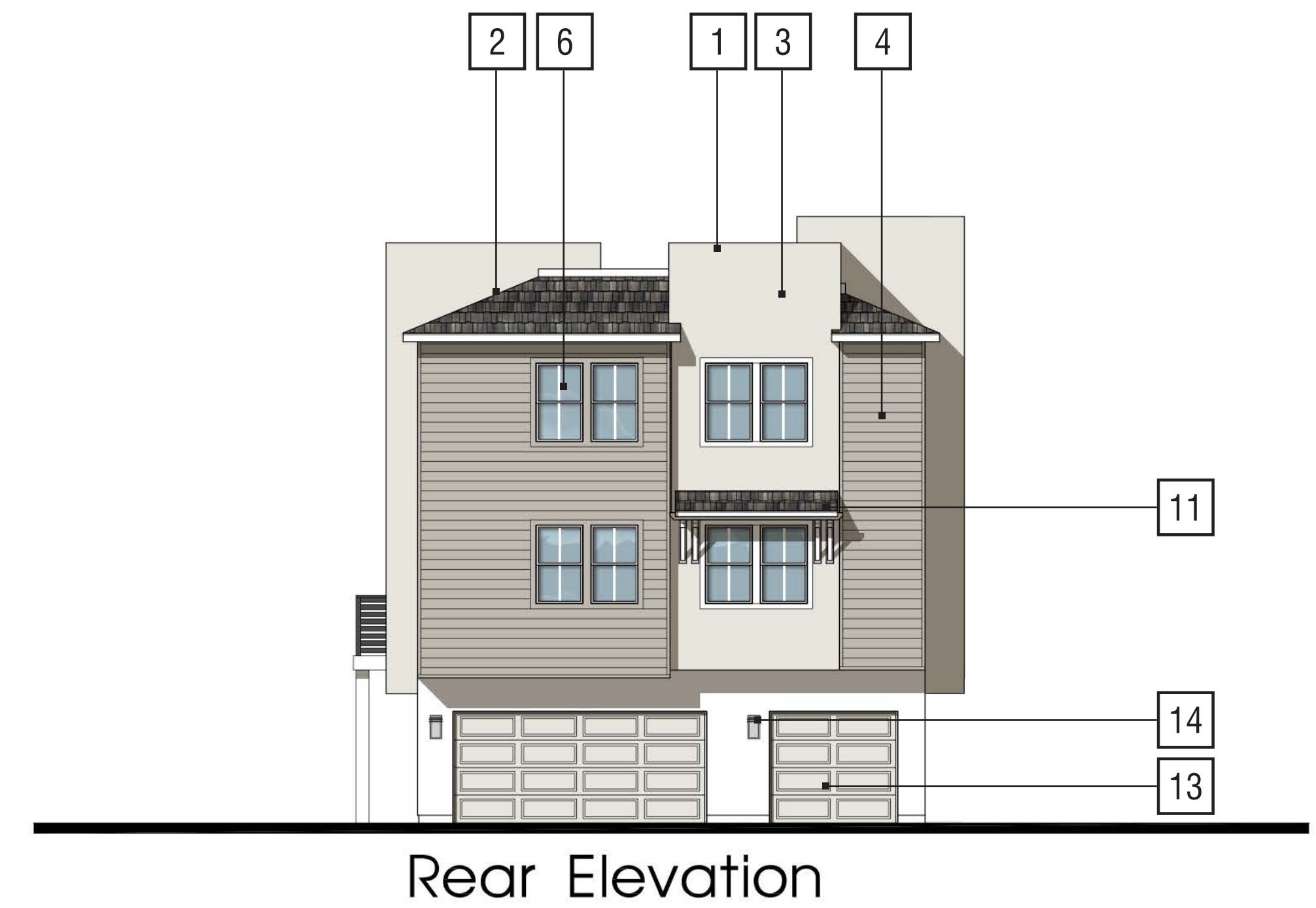
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- MATERIALS:**
- 1 Roof: Flat With Parapet
  - 2 Roof: Composite Shingles
  - 3 Stucco
  - 4 Horizontal Lap Siding
  - 5 Board and Batt
  - 6 Vinyl Windows
  - 7 Entry Door
  - 8 Stucco Column
  - 9 Horizontal Wood Like Railing
  - 10 Vertical Metal Railing
  - 11 Awning w/Wood Brackets
  - 12 Metal Awning
  - 13 Metal Sectional Roll-Up Garage Door
  - 14 Coach Light And Illuminated Address Panel
  - 15 Utility Cabinet

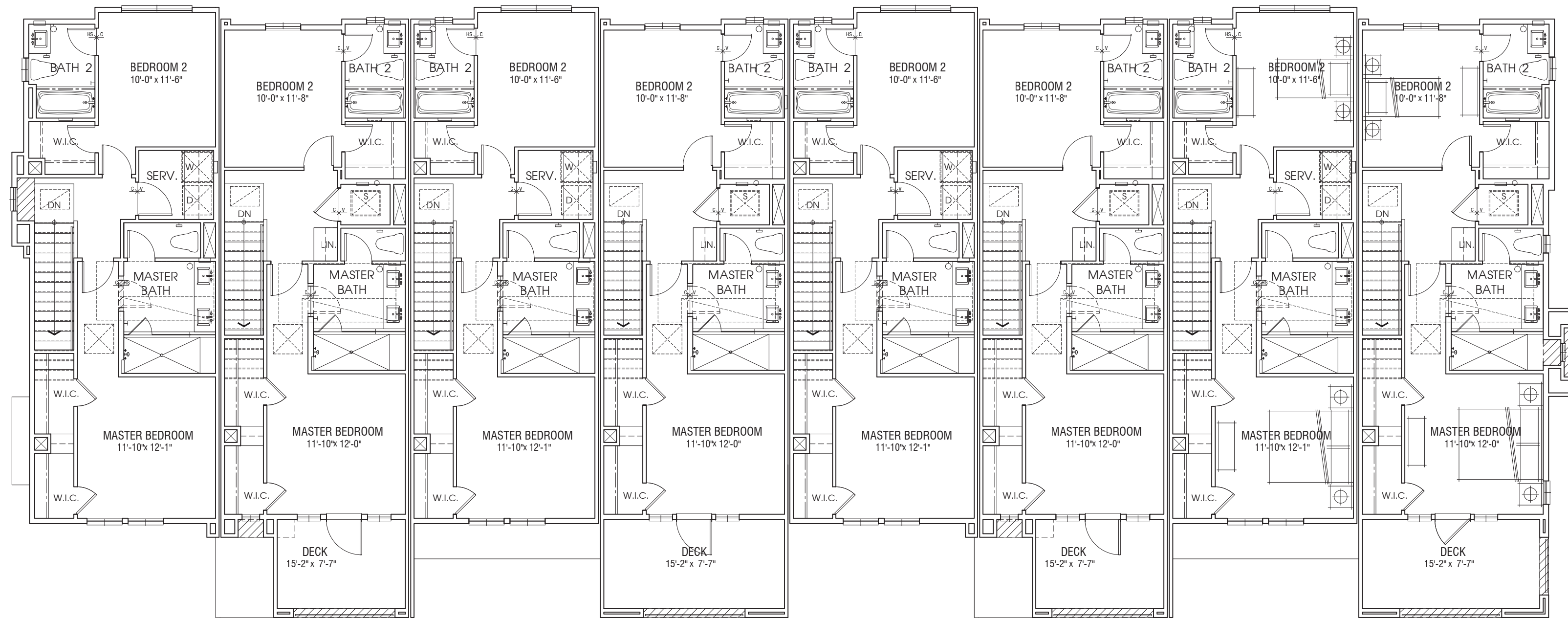


## BLDG 200 | Duplex Conceptual Elevations

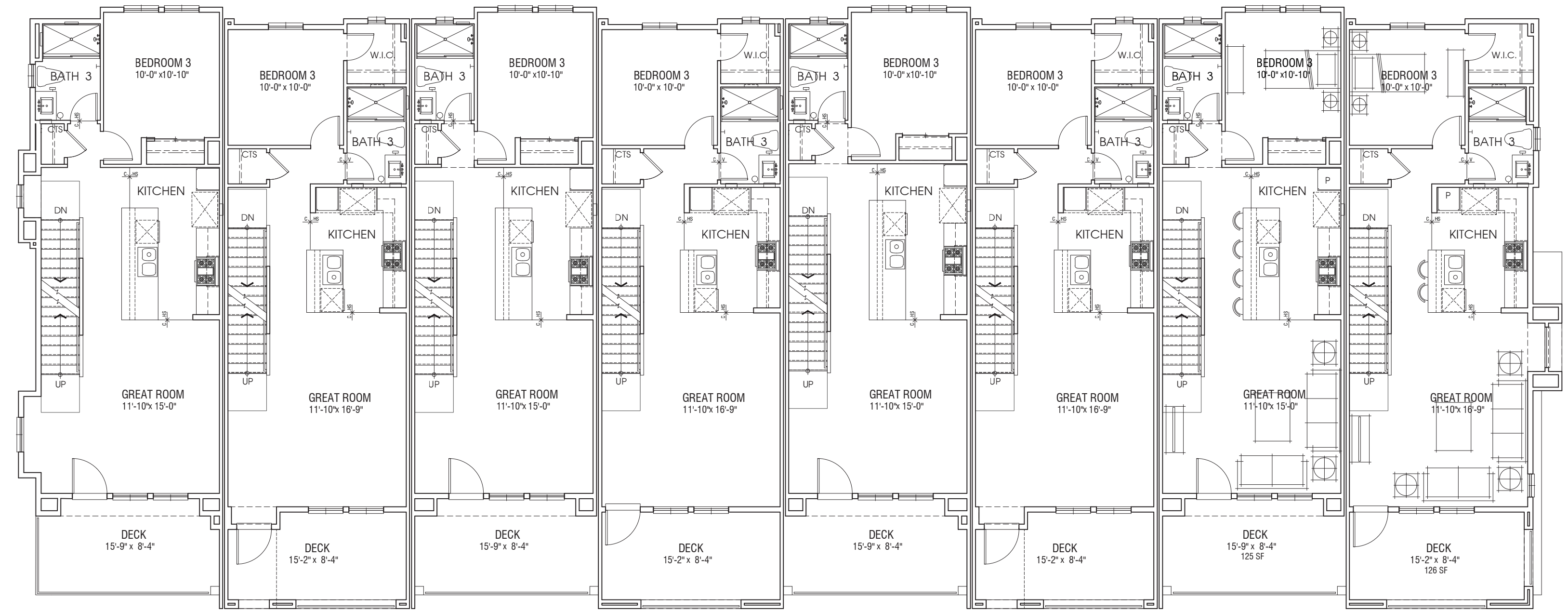
4800 Long Beach Blvd

LONG BEACH, CA

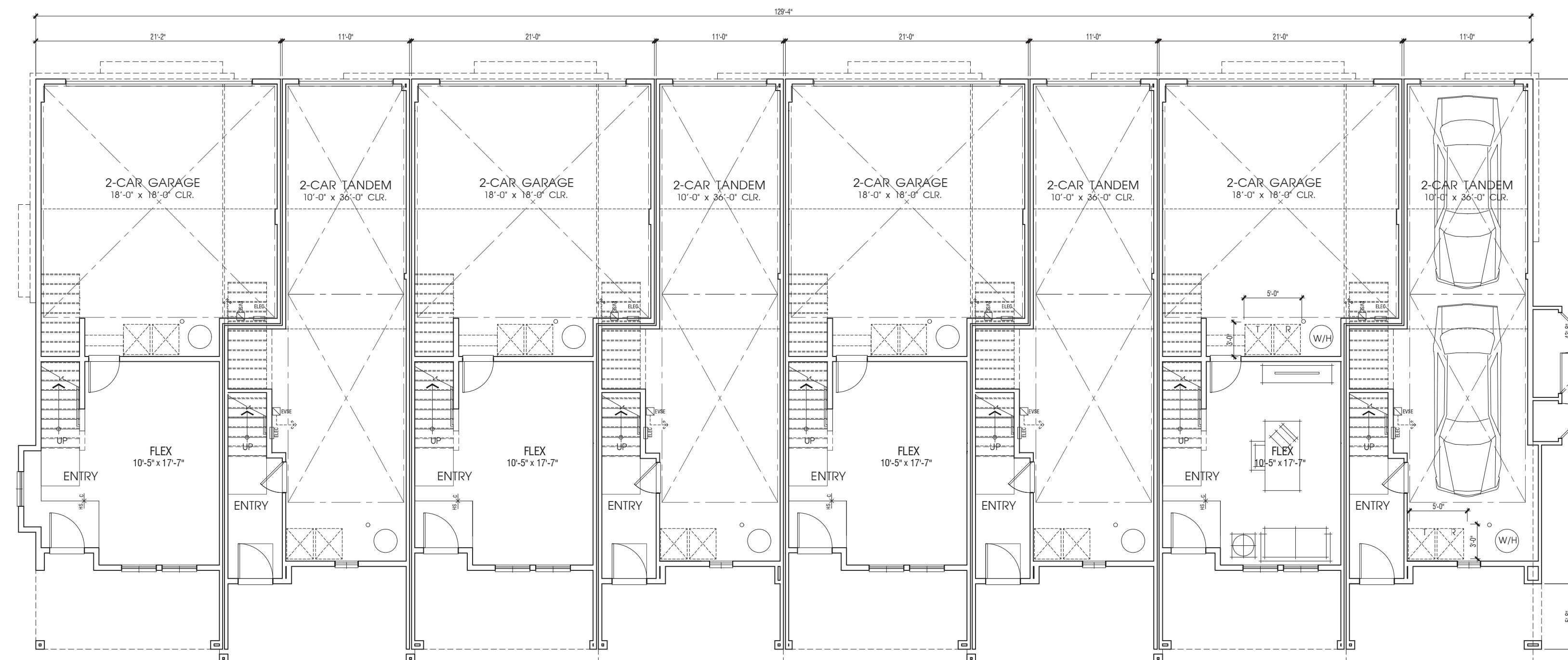




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Plan 2  
3 BEDROOM / 3 BATH  
/ FLEX  
+/- 1,737 SF

Plan 1  
3 BEDROOM / 3 BATH  
+/- 1,435 SF

OCCUPANCY: R3  
CONSTRUCTION TYPE: VB  
SPRINKLER SYSTEM: 13D

- NOTES:
1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
  2. FLOOR PLANS NEED FURTHER REFINEMENTS TO MATCH ELEVATION DESIGN.

## BLDG 800 | 8-Plex Conceptual Building Plans

4800 Long Beach Blvd

LONG BEACH, CA

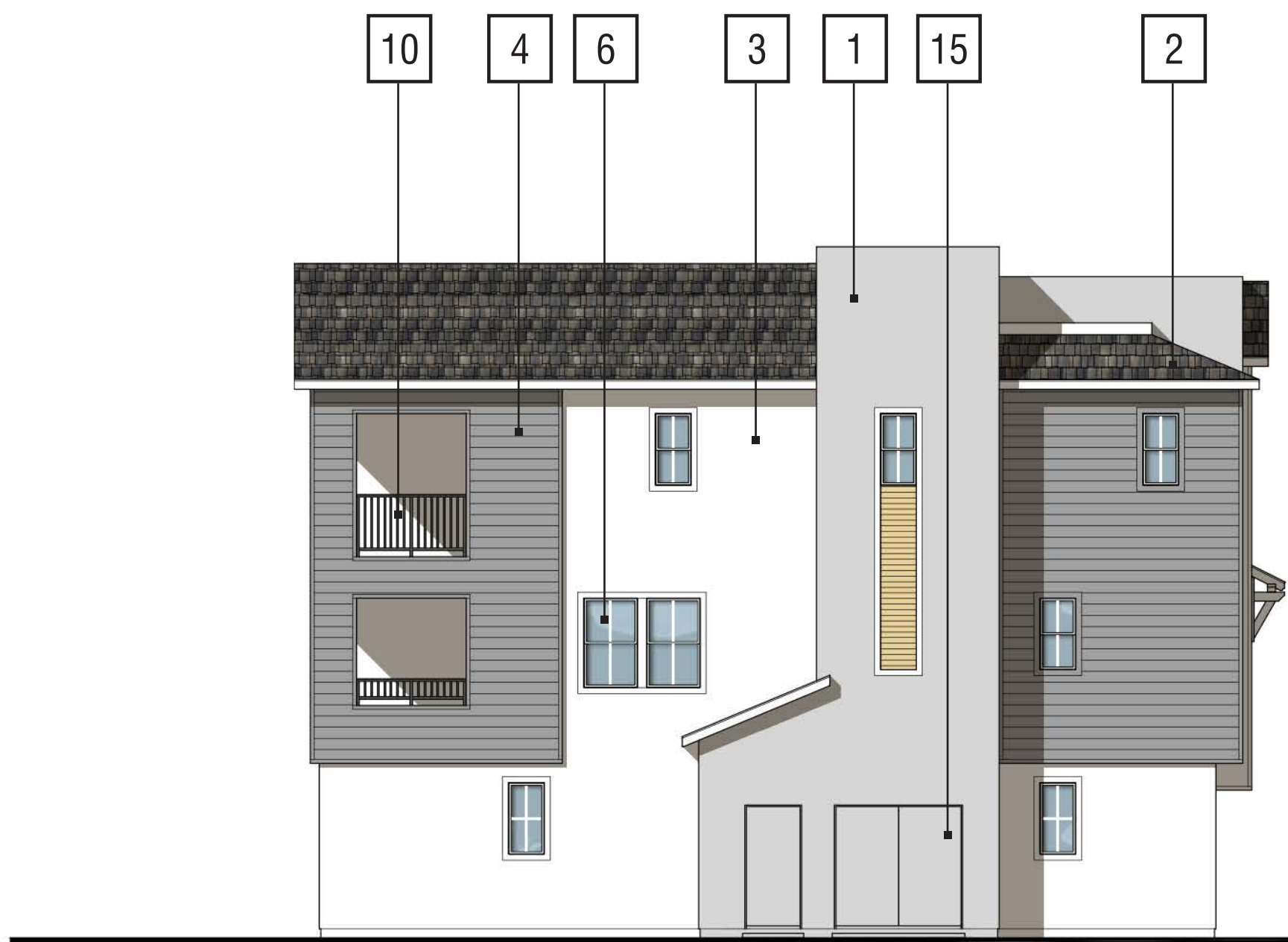


A.3  
0 4 8 16  
CITY SUBMITTAL

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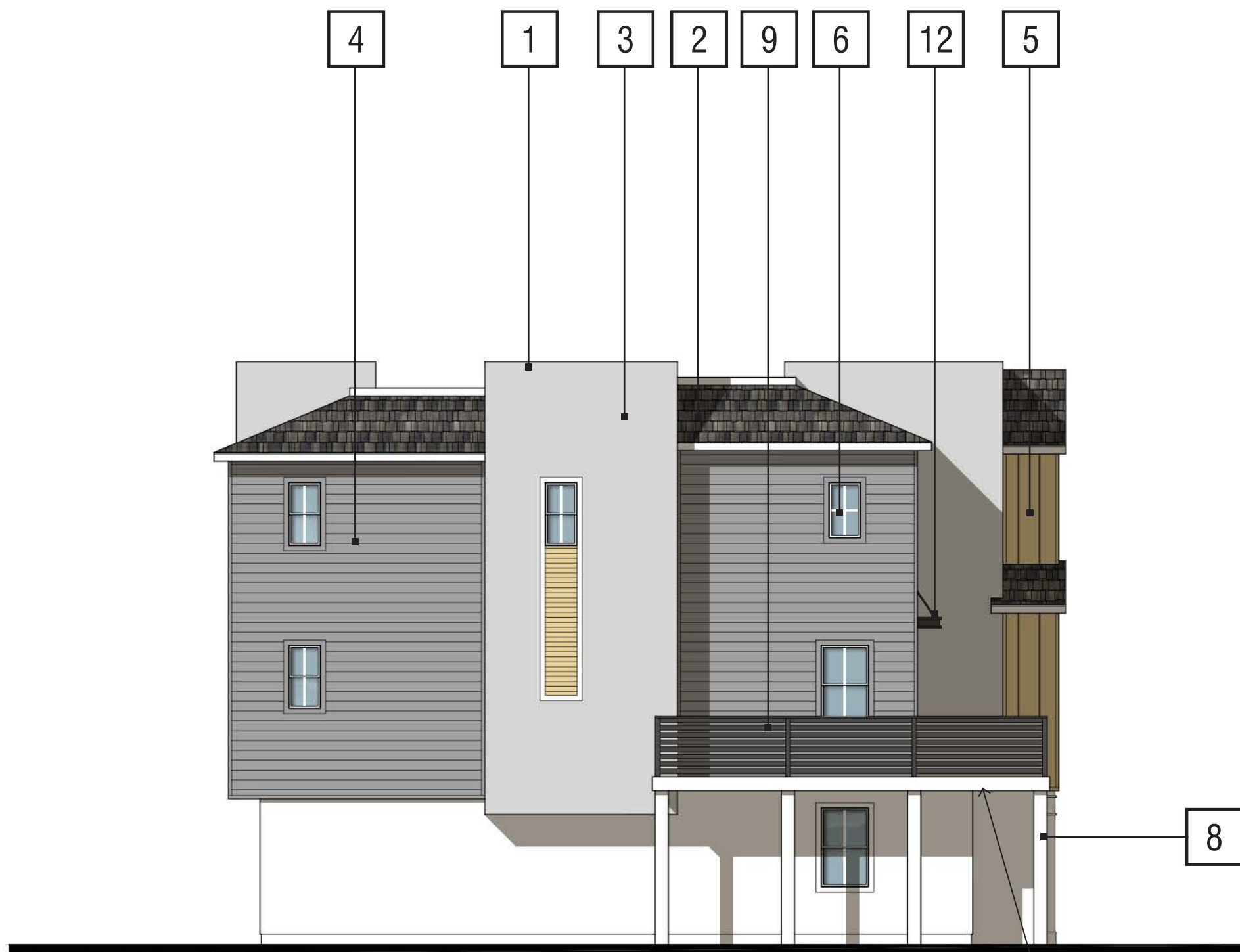
Note: Artist's conception, colors, materials and application may vary.

Right Elevation

- MATERIALS:**
- 1 Roof: Flat With Parapet
  - 2 Roof: Composite Shingles
  - 3 Stucco
  - 4 Horizontal Lap Siding
  - 5 Board and Batt
  - 6 Vinyl Windows
  - 7 Entry Door
  - 8 Stucco Column
  - 9 Horizontal Wood Like Railing
  - 10 Vertical Metal Railing
  - 11 Awning w/Wood Brackets
  - 12 Metal Awning
  - 13 Metal Sectional Roll-Up Garage Door
  - 14 Coach Light And Illuminated Address Panel
  - 15 Utility Cabinet



Rear Elevation



Refer to Landscape Drawings for wall, tree, shrubs and patio wall locations

Left Elevation

Note: Wrap porch element only occurs on Building 801



Front Elevation

Scheme 2

## BLDG 800 | 8-Plex Conceptual Elevations

4800 Long Beach Blvd

LONG BEACH, CA

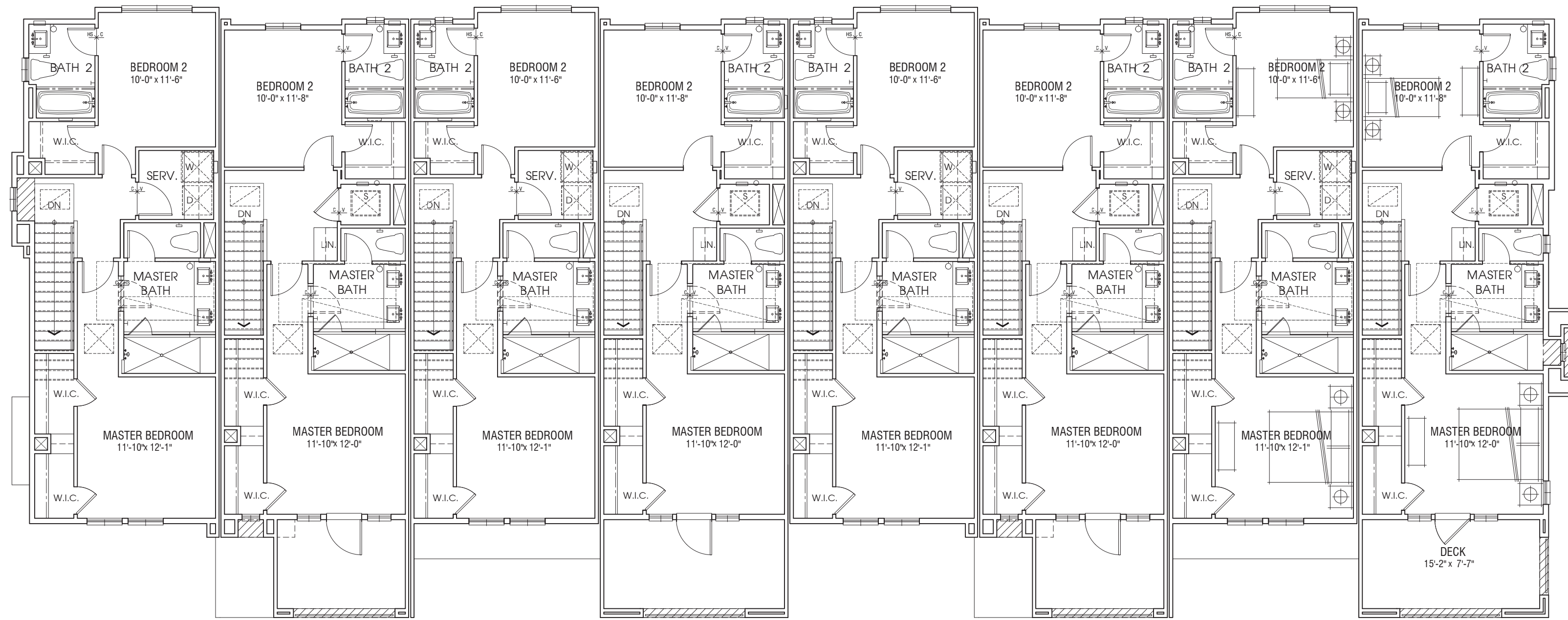


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0 4 8 16  
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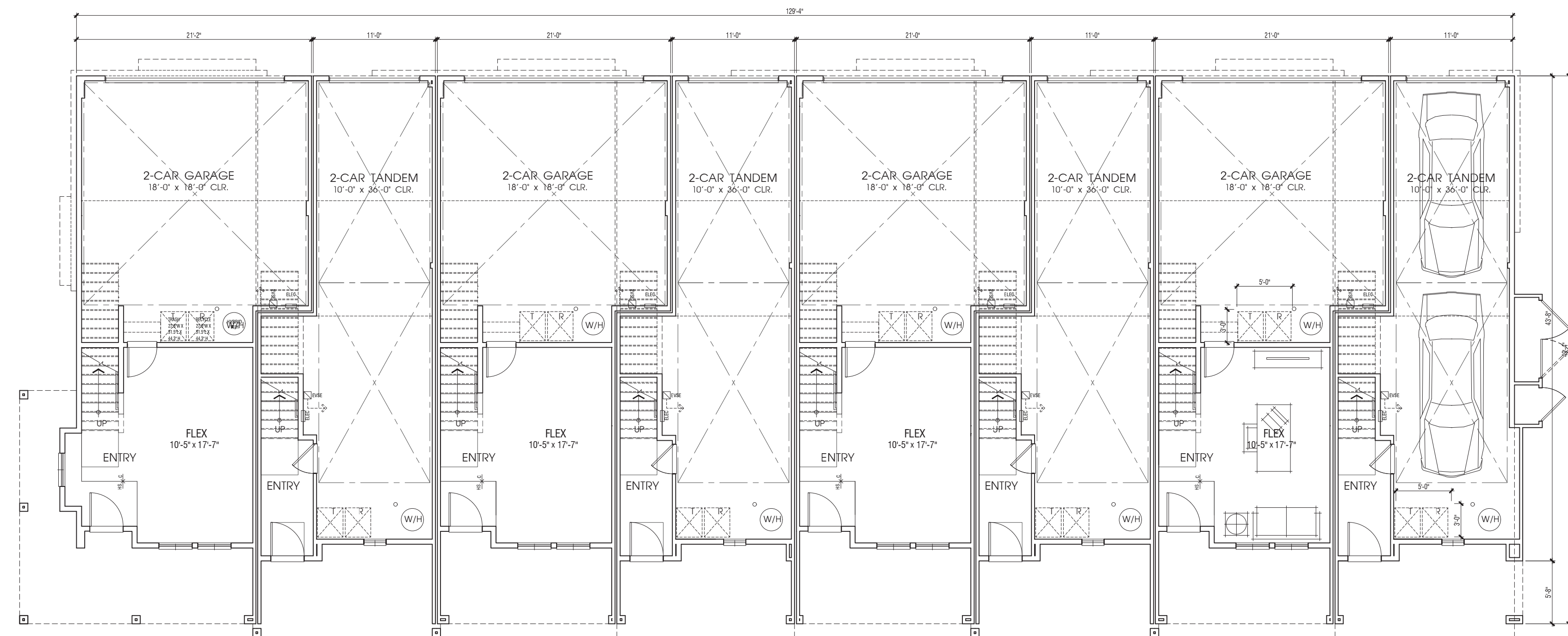




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Plan 2  
3 BEDROOM / 3 BATH  
/ FLEX  
+/- 1,737 SF

Plan 1  
3 BEDROOM / 3 BATH  
+/- 1,435 SF

OCCUPANCY: R3  
CONSTRUCTION TYPE: VB  
SPRINKLER SYSTEM: 13D

- NOTES:
1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
  2. FLOOR PLANS NEED FURTHER REFINEMENTS TO MATCH ELEVATION DESIGN.

## BLDG 801 | 8-Plex Conceptual Building Plans

4800 Long Beach Blvd

LONG BEACH, CA



A.5  
0 4 8 16  
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## LEGEND

- 1 Vehicular Entry
- 2 Entry Monuments
- 3 Private Yard
  - Patio Walls - 36" ht. Stucco Low Wall with Fence Panel
  - Patio Gate - 36" ht. Gate to Match Fence Panel
- 4 Social Event Gardens
  - Enhanced Paving
  - Event Lawn for Active Play or Passive Activities
  - Community Seating Areas
  - Formal Tree Rows
- 5 Outdoor Living Space
  - Shade Structure with Decor Backdrop Wall
  - Enhanced Paving
  - Decomposed Granite Paving
  - Event Lawn for Active Play or Passive Activities
  - Community Fire Place with Lounge Seating
  - Barbecue Kitchen with Harvest Table
- 6 Rear Yard/Property Line Wall
- 7 Property Line Wall with Hedged Espaliers
- 8 Community Mailboxes
- 9 Accessible Parking
- 10 Motorcourt
- 11 Accessible Community Sidewalks
- 12 City Sidewalk
- 13 New Street Trees and Tree Wells at 25" o.c. with Root Barrier

 **Root Barrier:**  
Provide root control barriers for street trees planted along Long Beach Boulevard according to the specifications of the Director of Public Works per Long Beach Municipal Code Section 21.42.050.

### Irrigation Note:

All planting areas shall have a fully automatic irrigation system. Utilization water conserving features such as low-precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features. "Water Efficient Landscapes" irrigation system, scheduling and water use WELO calculations shall be designed to meet the requirements of the specifications of the Director of Public Works per Long Beach Municipal Code Section 21.42.050.

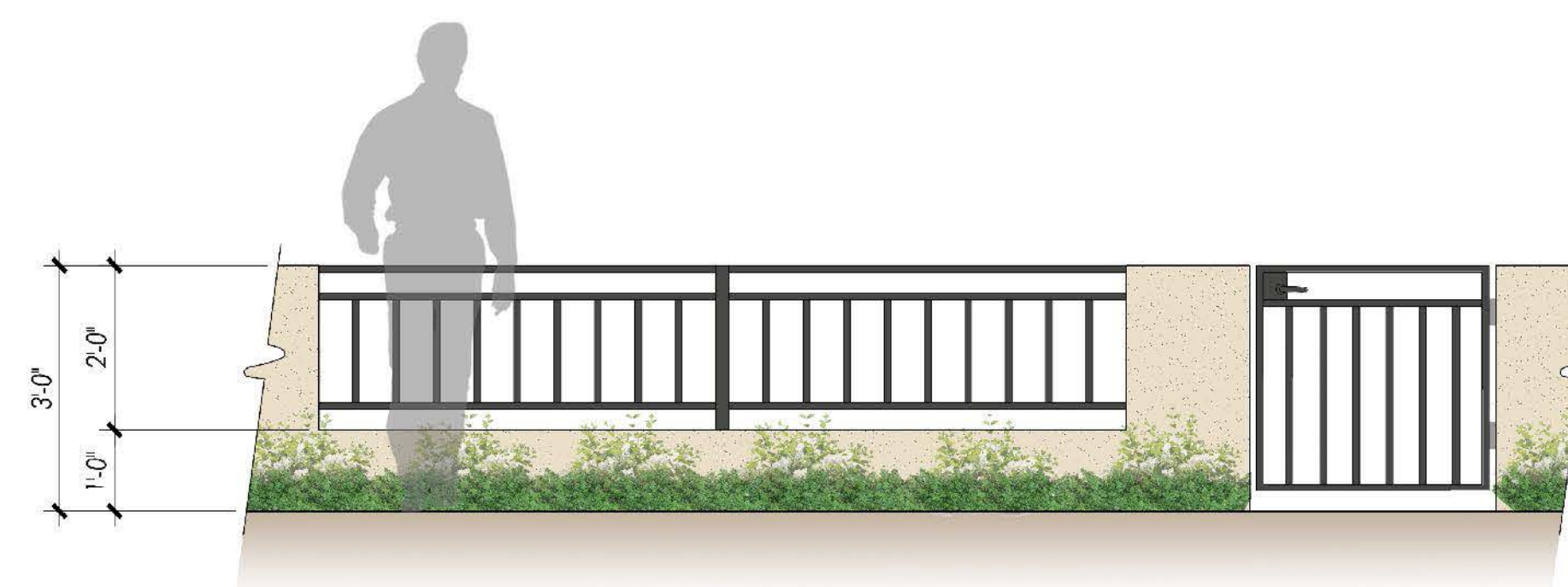


### 3 PRIVATE YARD PATIO WALL AND GATE

- 12" ht. Low wall with stucco finish. Color to match Architecture.
- 24" ht. Tubular Steel Fence to match Architecture.
- 36" ht. Tubular Steel Gate to match Architecture.

#### Note:

1. 24" tubular steel fence, 4" opening maximum in between TS members. All TS members shall be metalized and received (2) coats of paint- paint color to match architecture
2. 36" tubular steel fence. 4" opening maximum in between TS members. All TS members shall be metalized and received (2) coats of paint- paint color to match architecture



**Patio Wall and Gate Elevation**  
Scale: 1/2" = 1'-0"

LANDSCAPE PLAN

4800 LONG BEACH BLVD  
LONG BEACH, CA

L-1  
0 10' 20' 40'  
Scale: 1" = 20'

05.21.20





INSPIRATIONAL IMAGERY

L-2

4800 LONG BEACH BLVD  
LONG BEACH, CA

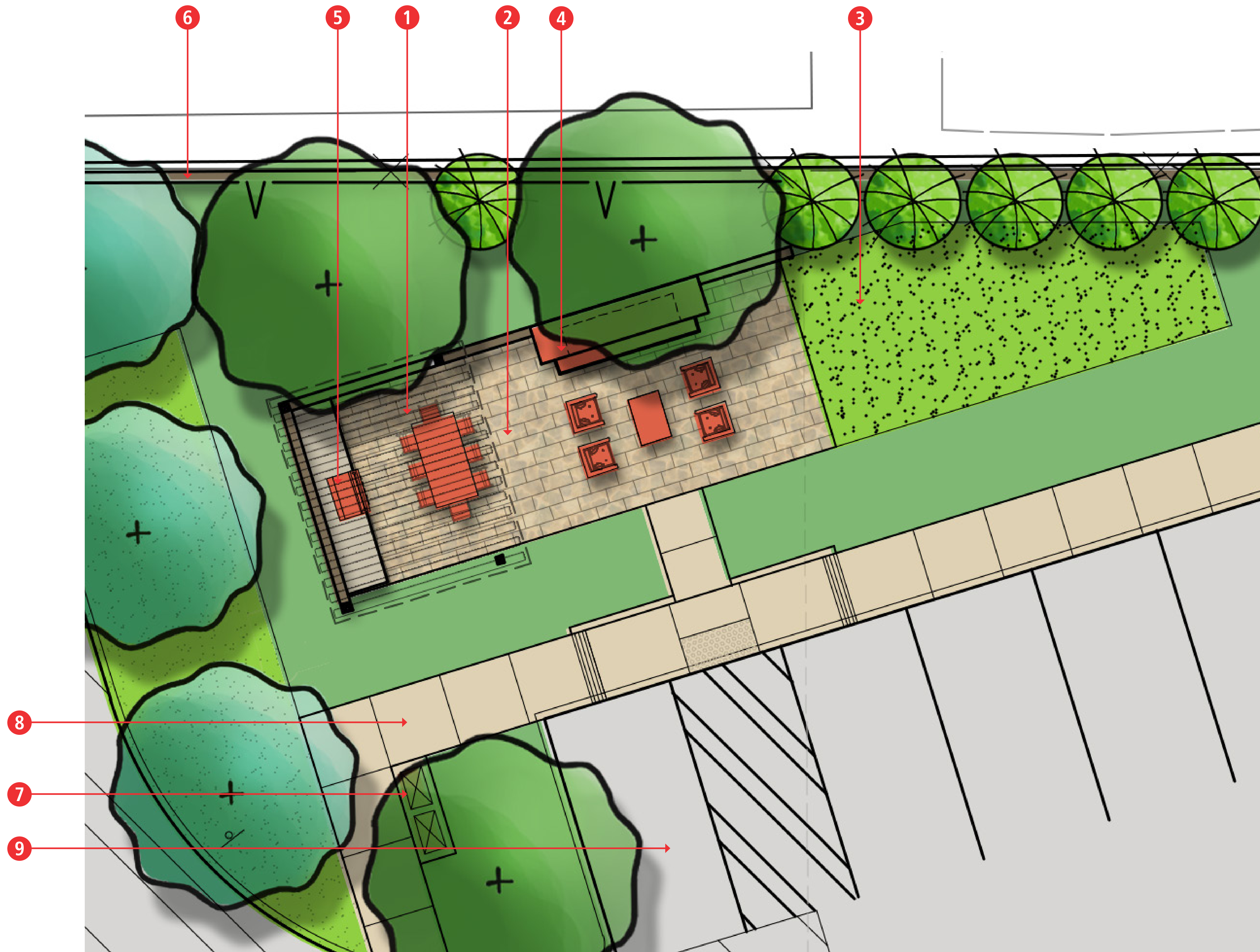


02.21.20



## LEGEND

- 1 Shade Structure with Decor Backdrop Wall
- 2 Enhanced Paving
- 3 Event Lawn for Active Play or Passive Activities
- 4 Community Fire Place with Lounge Seating
- 5 Barbecue Kitchen with Harvest Table
- 6 Rear Yard/Property Line Wall
- 7 Community Mailboxes
- 8 Accessible Community Sidewalks
- 9 Community Visitor Parking
  - Accessible Parking Space



## KEY MAP



L-3

0' 2' 4' 8'

Scale: 1/4" = 1'-0"

OUTDOOR LIVING SPACE ENLARGEMENT

4800 LONG BEACH BLVD

LONG BEACH, CA





Trees



Shrubs & Groundcover

PLANT PALETTE

Botanical name (Common Name)	Size (Min. Size)	WUCOLS*
Trees		
1 Tristania conferta (Brisbane Box)	24"box	M
2 Bauhinia variegata (Purple Orchid Tree)	24"box	M
3 Fraxinus angustifolia ('Raywood' Ash)	24"box	M
4 Pinus canariensis (Canary Island Pine)	24"box	M
5 Lagerstroemia indica (Crape Myrtle)	24"box	M
6 Bambusa oldhamii (Giant Timber Bamboo)	48"box	L

Note: One (1) large canopy street tree, of not less than twenty-four inch (24") box size, shall be provided for each twenty-five feet (25') of property line length with irrigation along Long Beach Boulevard per Long Beach Municipal Code Section 21.42.050.

Shrubs & Groundcover

1 Agave desmettiana (Smooth Agave)	15gal.	L
2 Chondropetalum tectorum (Cape Rush)	5gal.	M
3 Aloe vera (Aloe)	5gal.	L
4 Bougainvillea 'Oo La La' (Bougainvillea)	15gal.	L
5 Bulbine frutescens 'Hallmark' (Orange Stalked Bulbine)	5gal.	L
6 Yucca rostrata (Big Bend Yucca)	5gal.	L
7 Heteromeles arbutifolia (Toyon)	5gal.	VL
8 Lantana montevidensis 'Alba' (Lantana)	5gal.	L
9 Buxus japonica (Green Beauty Boxwood)	5gal.	M
10 Phlomis lanata (Jerusalem Sage)	5gal.	L
11 Podocarpus macrophyllus (Yew Pine)	5gal.	M
12 Equisetum hyemale (Horsetail)	5gal.	M

NOTE: 90% of this list is drought tolerant (low water use) plants.



Tree Grate  
Mfr./Supplier: Urban Accessories  
Model: COHO, 4'SQ  
Finish: Raw Natural Finish



LEGAL DESCRIPTION:

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

PARCEL 1: THAT PORTION OF LOT 41, TRACT 3554 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 41, THENCE EASTERLY 143.97 FEET ALONG THE NORTHERLY LINE OF SAID LOT 41 TO A POINT IN THE NORTHERLY LINE OF THE 135 FEET RIGHT OF WAY OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE WESTERLY IN A DIRECT LINE 138.52 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT 41, DISTANT SOUTHERLY THEREON 54.38 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY 54.38 FEET ALONG THE SAID WESTERLY LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF AVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THEREO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LAND, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LAND OR TO INTERFERE WITH THE USE THEREOF BY THE SECOND PARTY, ITS SUCCESSORS OR ASSIGNS, AS EXCEPTED AND RESERVED BY LOS ANGELES AND SALT LAKE RAILROAD COMPANY, A CORPORATION, IN DEED RECORDED APRIL 15, 1953 AND AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A CORPORATION, IN DEED RECORDED APRIL 15, 1953.

PARCEL 2: THAT PORTION OF LOT 42, TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 42; THENCE NORTH 17° 28' 30" WEST 73.09 FEET; THENCE NORTH 89° 14' 20" EAST 160 FEET; THENCE SOUTH 0° 45' 40" EAST 70 FEET; THENCE WEST 138.99 FEET TO THE POINT OF BEGINNING.

PARCEL 3: THAT PORTION OF LOT 42, OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 73.09 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 160 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 73.08 FEET TO THE POINT OF BEGINNING.

PARCEL 4: THAT PORTION OF LOT 42 OF TRACT 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 229.07 FEET THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 90 FEET TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO THE MUTUAL BUILDING OF AND LOAN ASSOCIATION OF LONG BEACH, A CORPORATION, BY DEED RECORDED IN BOOK 2346 PAGE 103 OFFICIAL RECORDS, THENCE WEST ALONG THE NORTH LINE OF LAND SO CONVEYED, 202.04 FEET TO THE WESTERLY LINE OF SAID LOT, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 93.07 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE EAST 90 FEET.

PARCEL 5A: THAT PORTION OF LOT 42 OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 73.09 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 25 FEET THEREOF.

PARCEL 5B: THE NORTH 25 FEET OF THE EAST 72.04 FEET OF THAT PORTION OF LOT 42 OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 73.09 FEET TO THE POINT OF BEGINNING.

PARCEL 5C: THE NORTH 25 FEET OF THAT PART OF LOT 42 OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 73.09 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE EASTERLY 72.04 FEET THEREOF, EXCEPT ALL RIGHT, TITLE AND INTEREST IN AND TO ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND MINERALS UNDER SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO PARCELS 1, 2, 3 MENTIONED HEREIN BY DEED RECORDED AUGUST 23, 1966 AS INSTRUMENT NO. 2897, IN FAVOR OF MARIAN R. WILLIAMS, A MARRIED WOMAN AND WALTER T. STARKEY AND FREDA M. STARKEY, HUSBAND AND WIFE, MOTHER, SON AND HIS WIFE, ALL AS JOINT TENANTS.

OWNER/SUBDIVIDER:

City Ventures  
3121 Michelson Drive, Suite 150  
Irvine, California 92612  
Office: (949) 258-7555

ENGINEER INFORMATION:

C&V Consulting, Inc.  
6 Orchard, Suite 200  
Lake Forest, California 92630  
Office: (949) 916-3800

SITE ADDRESS:

4800 LONG BEACH BLVD.  
LONG BEACH, CA

ASSESSOR'S PARCEL NUMBERS:

PARCEL 1 APN: 7133-010-900  
PARCEL 2 APN: 7133-010-901  
PARCEL 3 APN: 7133-010-902  
PARCEL 4 APN: 7133-010-903  
PARCEL 5A APN: 7133-010-904  
PARCEL 5B APN: 7133-010-904  
PARCEL 5C APN: 7133-010-904

BENCHMARK:

DESIGNATION:  
CITY OF LONG BEACH BENCH MARK NUMBER 1600  
DESCRIPTION:  
BRASS DISC IN WELL STAMPED "L.A. CO. SURV. TRAV STA CLEARWTR A-7, RE 2177, 1940" 2.2" E / L & T @ INTER ARBOR & LONG BEACH BLVD.  
ELEVATION:  
40.019' 1985 ADJ. NGVD 29 MSL

LAND USE SUMMARY:

GROSS AREA: 1.102 AC. +/-  
NET AREA: 0.981 AC. +/-  
TOTAL PROPOSED LOTS: 1  
TOTAL PROPOSED DWELLING UNITS: 18 CONDOS

FLOOD ZONE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" OF PANEL 1955F OF 2350 OF FLOOD INSURANCE RATE MAP NUMBER 060136, EFFECTIVE SEPTEMBER 26, 2008.

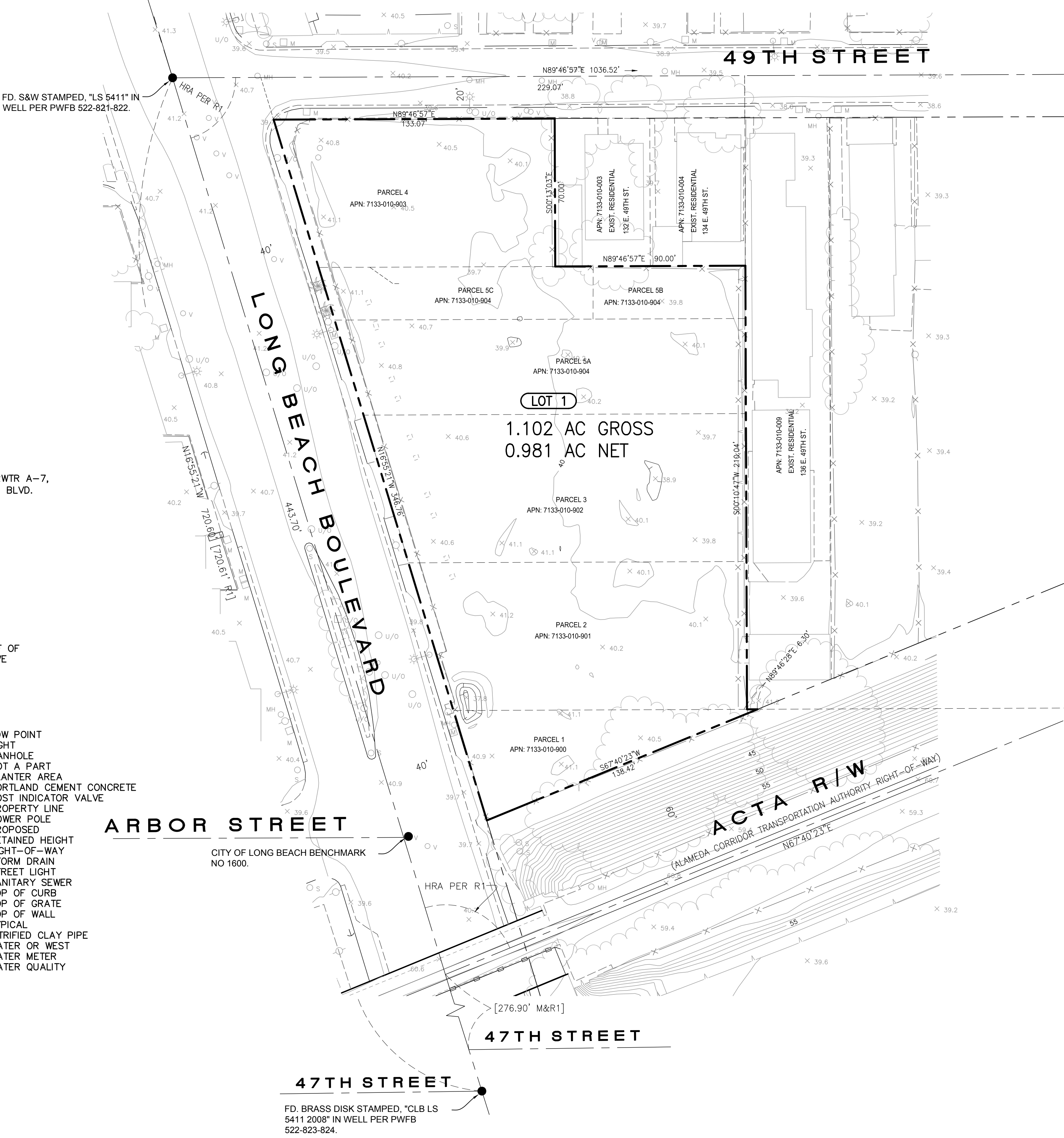
ABBREVIATIONS

BDY	BOUNDARY	LP	LOW POINT
BLDG	BUILDING	LT	LIGHT
BIO-FILT	BIO-FILTRATION	MH	MANHOLE
BW	BACK OF WALK	N.A.P.	NOT A PART
CB	CATCH BASIN	PA	PLANTER AREA
CLF	CHAIN LINK FENCE	PCC	PORTLAND CEMENT CONCRETE
CO	CLEANOUT	P/V	POST INDICATOR VALVE
CONC	CONCRETE	P/L	PROPERTY LINE
DDCA	COUBLE DETECTOR CHECK ASSEMBLY	PP	POWER POLE
DRWY	DRIVEWAY	PR	PROPOSED
E	ELECTRICAL OR EAST	RH	RETAINED HEIGHT
ELEC	ELECTRICAL	R/W	RIGHT-OF-WAY
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	SL	STREET LIGHT
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB
FH	FIRE HYDRANT	TG	TOP OF GRADE
FS	FINISHED SURFACE	TW	TOP OF WALL
FW	FIRE WATER	TYP	TYPICAL
GFF	GARAGE FINISHED FLOOR	VCP	VITRIFIED CLAY PIPE
INV	INVERT	W	WATER OR WEST
JNS	JUNCTION STRUCTURE	WM	WATER METER
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	WQ	WATER QUALITY

# VESTING TENTATIVE TRACT MAP NO. 77097

## FOR CONDOMINIUM PURPOSES

### CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1	TENTATIVE TRACT MAP
SHEET 2	REQUIRED STREET DEDICATIONS
SHEET 3	PRELIMINARY GRADING PLAN
SHEET 4	PRELIMINARY UTILITY PLAN
SHEET 5	FIRE ACCESS & HYDRANT LOCATION PLAN

EXISTING EASEMENT NOTES:

- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 5363, PAGE 264 AND RECORDED IN BOOK 5614, PAGE 241 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. AFFECTS: PARCELS 3, 5
- AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 6121, PAGE 268 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. AFFECTS: PARCEL 4

UTILITY PURVEYORS:


<b>SEWER</b> LONG BEACH WATER DEPARTMENT 1800 E WARLOW RD LONG BEACH, CA 90807 (562) 570-2300	<b>TELEPHONE</b> VERIZON 5597 E 7TH ST LONG BEACH, CA 90804 (562) 986-5300
<b>WATER</b> LONG BEACH WATER DEPARTMENT 1800 E WARLOW RD LONG BEACH, CA 90807 (562) 570-2300	<b>CABLE TV</b> CHARTER COMMUNICATIONS 1310 BELLFLOWER BLVD, #102 LONG BEACH, CA 90815 (888) 438-2427
<b>STORM DRAIN</b> LONG BEACH PUBLIC WORKS 333 W OCEAN BLVD LONG BEACH, CA 90802 (562) 570-6383	<b>WASTE COLLECTION</b> LONG BEACH PUBLIC WORKS 333 W OCEAN BLVD LONG BEACH, CA 90802 (562) 570-6383
<b>ELECTRICITY</b> SOUTHERN CALIFORNIA EDISON CO. 125 ELM AVE, 1ST FLOOR LONG BEACH, CA 90802 (562) 491-3803	<b>SCHOOL DISTRICT</b> LONG BEACH UNIFIED SCHOOL DISTRICT 1515 HUGHES WY LONG BEACH, CA 90810 (562) 997-8000
<b>GAS</b> SOUTHERN CALIFORNIA GAS CO. 2400 E SPRING ST LONG BEACH, CA 90806 (562) 570-2000	

REVISIONS		
REV	DATE	DESCRIPTION

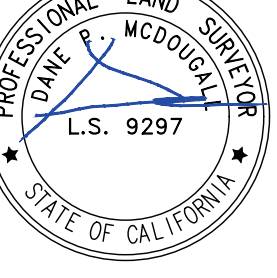
PREPARED FOR:

  
CITY VENTURES  
3121 MICHELSON DRIVE, SUITE 150  
IRVINE, CA 90660  
(949) 258-7555

PREPARED BY:

  
CONSULTING, INC.  
CIVIL ENGINEERING  
LAND PLANNING & SURVEYING

6 ORCHARD, SUITE 200  
LAKE FOREST, CA 92630  
T. 949.916.3800  
F. 949.916.3805  
CVC-INC.NET

  
STATE OF CALIFORNIA  
L.S. 9297

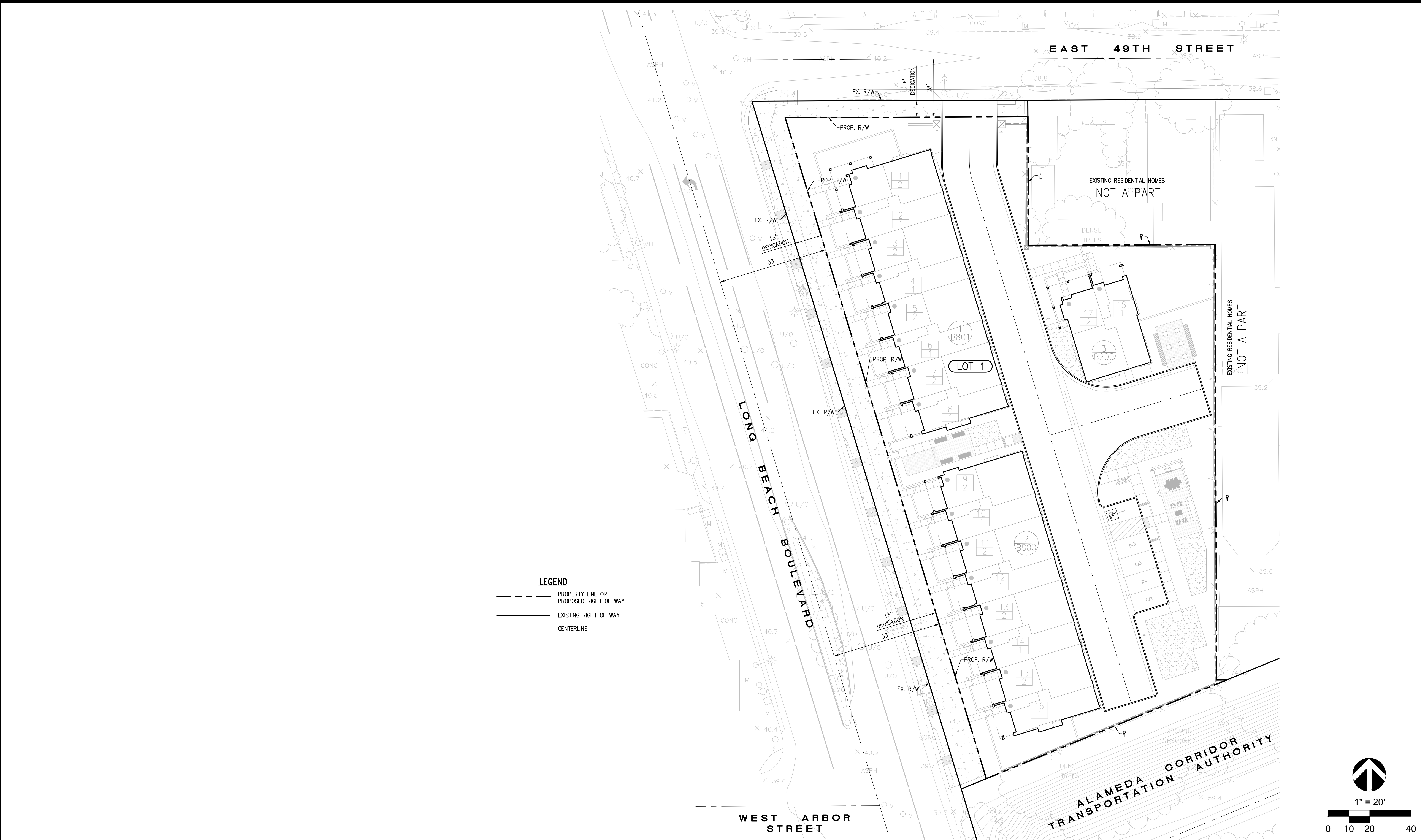
**CITY OF LONG BEACH**  
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

**VESTING TENTATIVE TRACT MAP NO. 77097**  
**4800 LONG BEACH BOULEVARD**  
**VESTING TENTATIVE TRACT MAP**

SHEET  
1  
OF  
5

PLAN SET: PS08  
DATE: 09/21/2020





REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:



CITY VENTURES  
3121 MICHELSON DRIVE, SUITE 150  
IRVINE, CA 92660  
(949) 258-7555

PREPARED BY:



C&V CONSULTING, INC.  
CIVIL ENGINEERING  
LAND PLANNING & SURVEYING

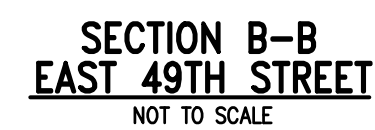
6 ORCHARD, SUITE 200  
LAKE FOREST, CA 92630  
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F. 949.916.3805  
CVC-INC.NET



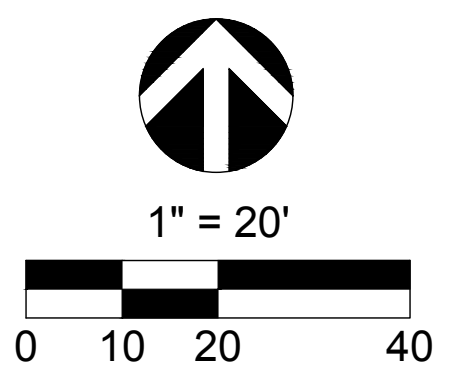
CITY OF LONG BEACH  
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 77097  
4800 LONG BEACH BOULEVARD  
REQUIRED STREET DEDICATIONS



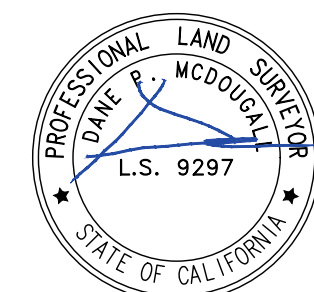


B/W	BACK OF SIDEWALK
C	CENTERLINE
CONST.	CONSTRUCT
C&G	CURB & GUTTER
DWY	DRIVEWAY
EX.	EXISTING
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FH	FIRE HYDRANT
P	PROPERTY LINE
MIN.	MINIMUM
MAX.	MAXIMUM
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT-OF-WAY
ST LT	STREET LIGHT
S/W	SIDEWALK
TC	TOP OF CURB

[illegible]

City Ventures  
REAL ESTATE INVESTMENT

**C&V**  
**CONSULTING, INC.**  
**CIVIL ENGINEERING**  
**LAND PLANNING & SURVEYING**

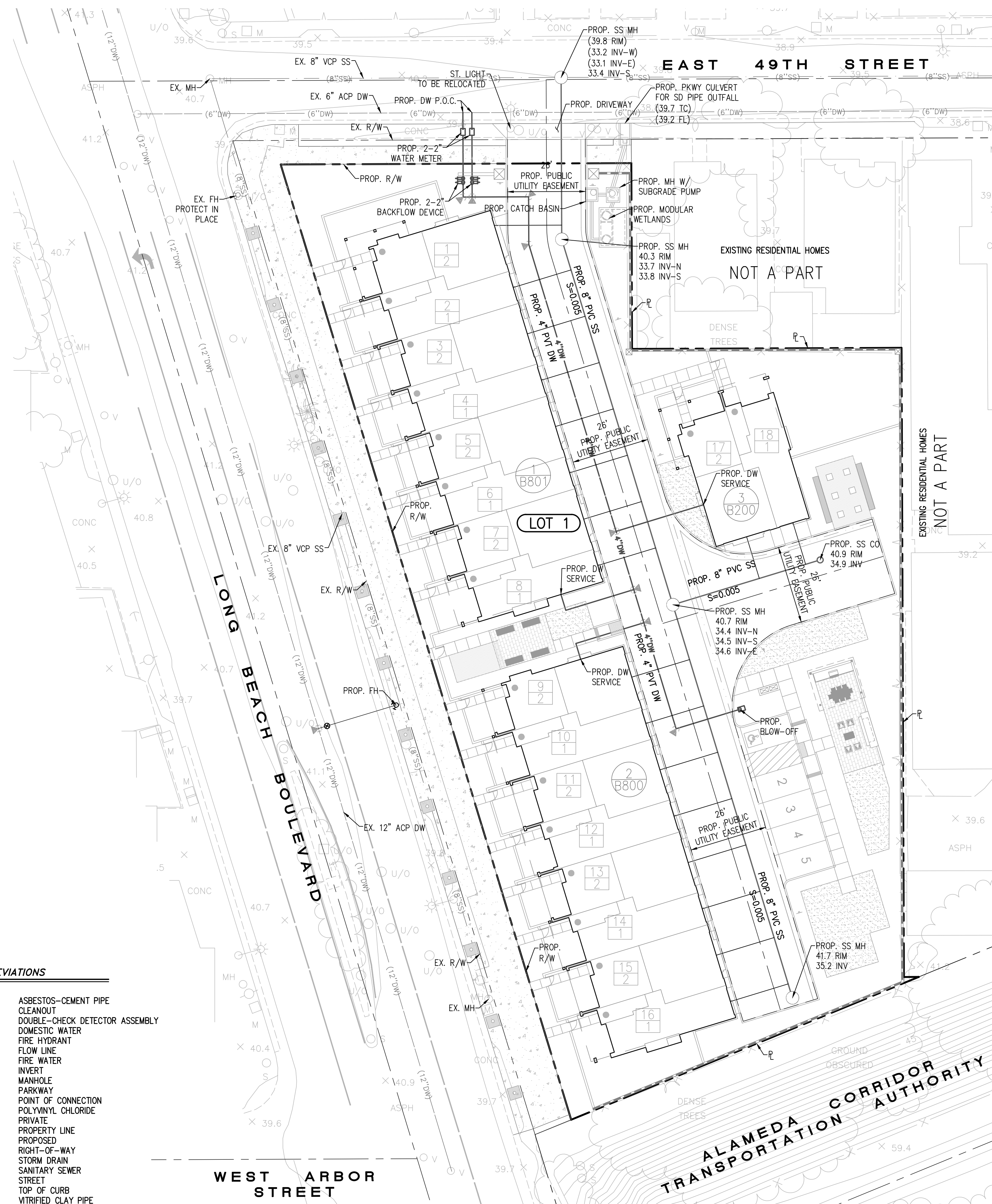


VESTING TENTATIVE TRACT MAP NO. 77097  
4800 LONG BEACH BOULEVARD  
PRELIMINARY GRADING PLAN

35

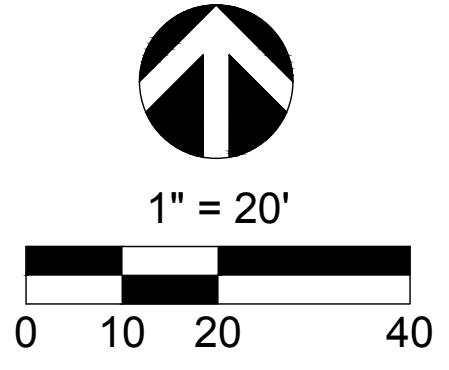
DATE: 05/21/2020






**ABBREVIATIONS**

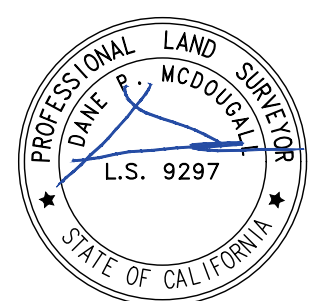
ACP	ASBESTOS-CEMENT PIPE
CO	CLEANOUT
DCDA	DOUBLE-CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FIRE WATER
INV	INVERT
MH	MANHOLE
PKWY	PARKWAY
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
PVT	PRIVATE
PL	PROPERTY LINE
PROP	PROPOSED
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
TC	TOP OF CURB
VCP	VITRIFIED CLAY PIPE




REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

 CITY VENTURES  
3121 MICHELSON DRIVE, SUITE 150  
IRVINE, CA 92660  
(949) 258-7555



PREPARED BY:

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**CITY OF LONG BEACH**  
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

**VESTING TENTATIVE TRACT MAP NO. 77097**  
**4800 LONG BEACH BOULEVARD**  
**PRELIMINARY UTILITY PLAN**

SHEET  
4  
OF  
5

PLAN SET: PS08  
DATE: 05/21/2025

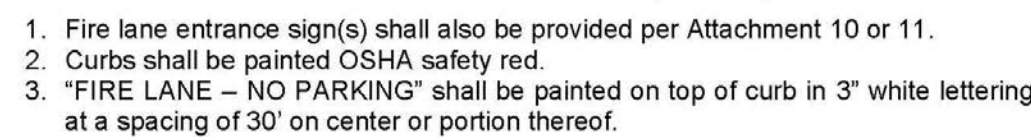


1. ALL FIRE ACCESS LANES MEET CITY OF LONG BEACH MUNICIPAL CODE MINIMUM REQUIREMENTS 28 & 54.1 RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2016 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST BUILDING SQ. FOOTAGE = 5,562 SQ. FT.
6. BUILDINGS ARE DESIGNATED TYPE V-B.
7. ALL BUILDING OCCUPANCIES ARE R-3.
8. THE BUILDING HEIGHTS ARE APPROXIMATELY 38 FEET MAX.
9. ALL BUILDINGS ON THE SITE WILL BE SPRINKLERED PER NFPA-13D.
10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
11. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS \_\_\_\_\_ GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
13. THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS AT THIS LOCATION IS \_\_\_\_\_ GPM, AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON-SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE \_\_\_\_\_ GPM, WITH EACH ON-SITE FIRE HYDRANT BEING CAPABLE OF FLOWING \_\_\_\_\_ GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
14. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED ALIKE; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
15. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
16. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH CONCRETE FROM NOW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

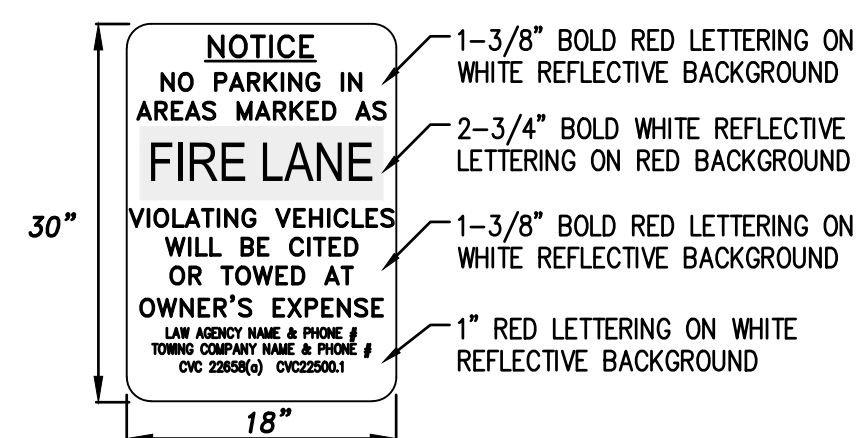


- ① INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
- ② FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
- ③ INSTALL "FIRE LANE" ENTRANCE SIGN PER DETAIL 3 HEREON.
- ④ PROPOSED PRIVATE FIRE HYDRANT LOCATION.

### Fire Lane Identification – Red Curbs

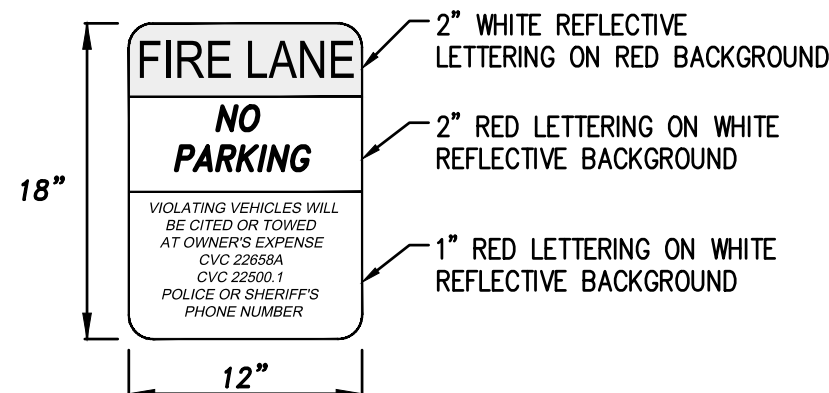
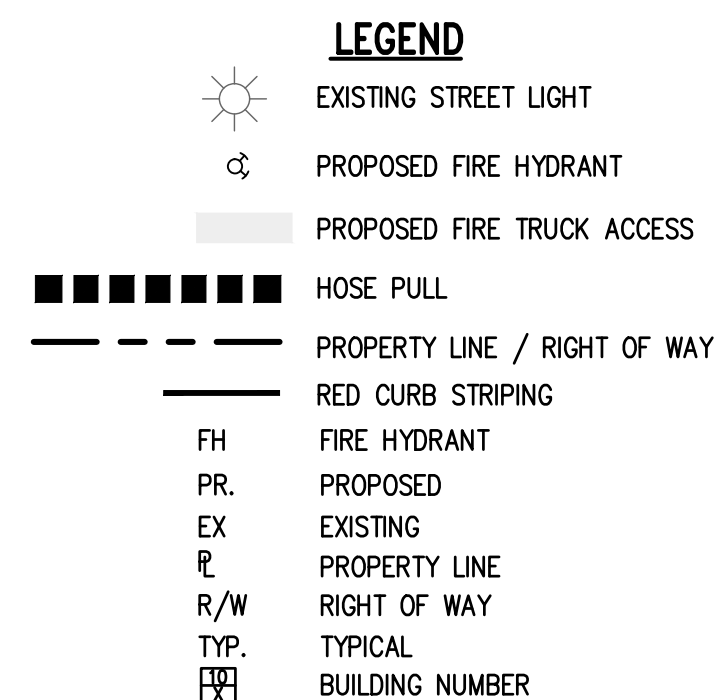


1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE - NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.



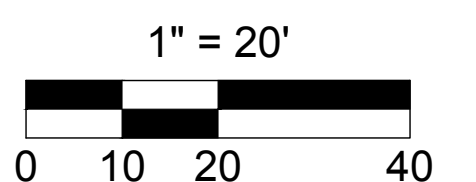
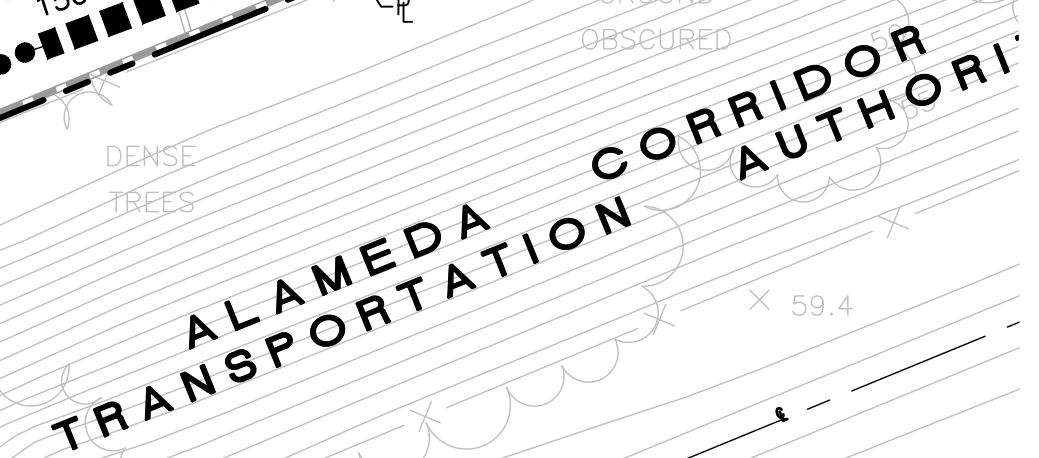
ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER ATTACHMENTS 13 AND 14.



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

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PREPARED FOR:

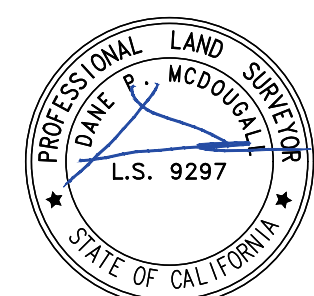


CITY VENTURES  
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(949) 258-7555

PREPARED BY:



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F. 949.916.3805  
CVC-INC.NET



**CITY OF LONG BEACH**  
**DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION**

VESTING TENTATIVE TRACT MAP NO. 77097  
4800 LONG BEACH BOULEVARD  
FIRE ACCESS & HYDRANT LOCATION PLAN

SHEET 11

55

DATE: 05/21/2020



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

PARCEL 1: THAT PORTION OF LOT 41, TRACT 3554 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 41, THENCE EASTERLY 143.97 FEET ALONG THE NORTHERLY LINE OF SAID LOT 41 TO A POINT IN THE NORTHERLY LINE OF THE 135 FEET RIGHT OF WAY OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE WESTERLY IN A DIRECT LINE 138.52 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT 41, DISTANT SOUTHERLY THEREON 54.38 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY 54.38 FEET ALONG THE SAID WESTERLY LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF ANY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LAND, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LAND OR TO INTERFERE WITH THE USE THEREOF BY THE SECOND PARTY, ITS SUCCESSORS OR ASSIGNS, AS EXCEPTED AND RESERVED BY LOS ANGELES AND SALT LAKE RAILROAD COMPANY, A CORPORATION, IN DEED RECORDED APRIL 15, 1953 AND AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A CORPORATION, IN DEED RECORDED APRIL 15, 1953.

PARCEL 2: THAT PORTION OF LOT 42, TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 42; THENCE NORTH 17° 28' 30" WEST 73.09 FEET; THENCE NORTH 89° 14' 20" EAST 160 FEET; THENCE SOUTH 0° 45' 40" EAST 70 FEET; THENCE WEST 138.99 FEET TO THE POINT OF BEGINNING.

PARCEL 3: THAT PORTION OF LOT 42, OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 73.09 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 160 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH SAID LOT, 181.02 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 73.08 FEET TO THE POINT OF BEGINNING.

PARCEL 4: THAT PORTION OF LOT 42 OF TRACT 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 229.07 FEET THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 90 FEET TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO THE MUTUAL BUILDING OF AND LOAN ASSOCIATION OF LONG BEACH, A CORPORATION, BY DEED RECORDED IN BOOK 2346 PAGE 103 OFFICIAL RECORDS, THENCE WEST ALONG THE NORTH LINE OF LAND SO CONVEYED, 202.04 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 93.07 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE EAST 90 FEET.

PARCEL 5A: THAT PORTION OF LOT 42 OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET; THENCE NORTH, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 73.09 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 25 FEET THEREOF.

PARCEL 5B: THE NORTH 25 FEET OF THE EAST 72.04 FEET OF THAT PORTION OF LOT 42 OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 73.09 FEET TO THE POINT OF BEGINNING.

PARCEL 5C: THE NORTH 25 FEET OF THAT PART OF LOT 42 OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 73.09 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE EASTERLY 72.04 FEET THEREOF, EXCEPT ALL RIGHT, TITLE AND INTEREST IN AND TO ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND MINERALS UNDER SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO PARCELS 1, 2, 3 MENTIONED HEREIN BY DEED RECORDED AUGUST 23, 1965 AS INSTRUMENT NO. 2897, IN FAVOR OF MARIAN R. WILLIAMS, A MARRIED WOMAN AND WALTER T. STARKEY AND FRED A. STARKEY, HUSBAND AND WIFE, MOTHER, SON AND HIS WIFE, ALL AS JOINT TENANTS.

**TITLE INFORMATION:**

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM FIRST AMERICAN TITLE COMPANY ORDER NUMBER 05A-5200896 (50), DATED 5/23/16, AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

Ⓢ DENOTES PLOTTED ITEM.

1-3 TAX ITEMS.

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2346, PAGE 125 OF OFFICIAL RECORDS. SAID DOCUMENT DOES NOT APPLY TO THIS SITE.

5. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 5363, PAGE 264 AND RE-RECORDED IN BOOK 5614, PAGE 241 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. AFFECTS: PARCELS 3, 5

6. AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 6121, PAGE 288 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7133, PAGE 117 OF DEEDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12995 (P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(C), OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS BOOK 2351, PAGE 125 OF OFFICIAL RECORDS. NO EASEMENTS ARE DESCRIBED IS SAID DOCUMENTS.

8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 9, 2011 AS INSTRUMENT NO. 20110360984 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955 (P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(C), OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. NO EASEMENTS ARE DESCRIBED IS SAID DOCUMENT.

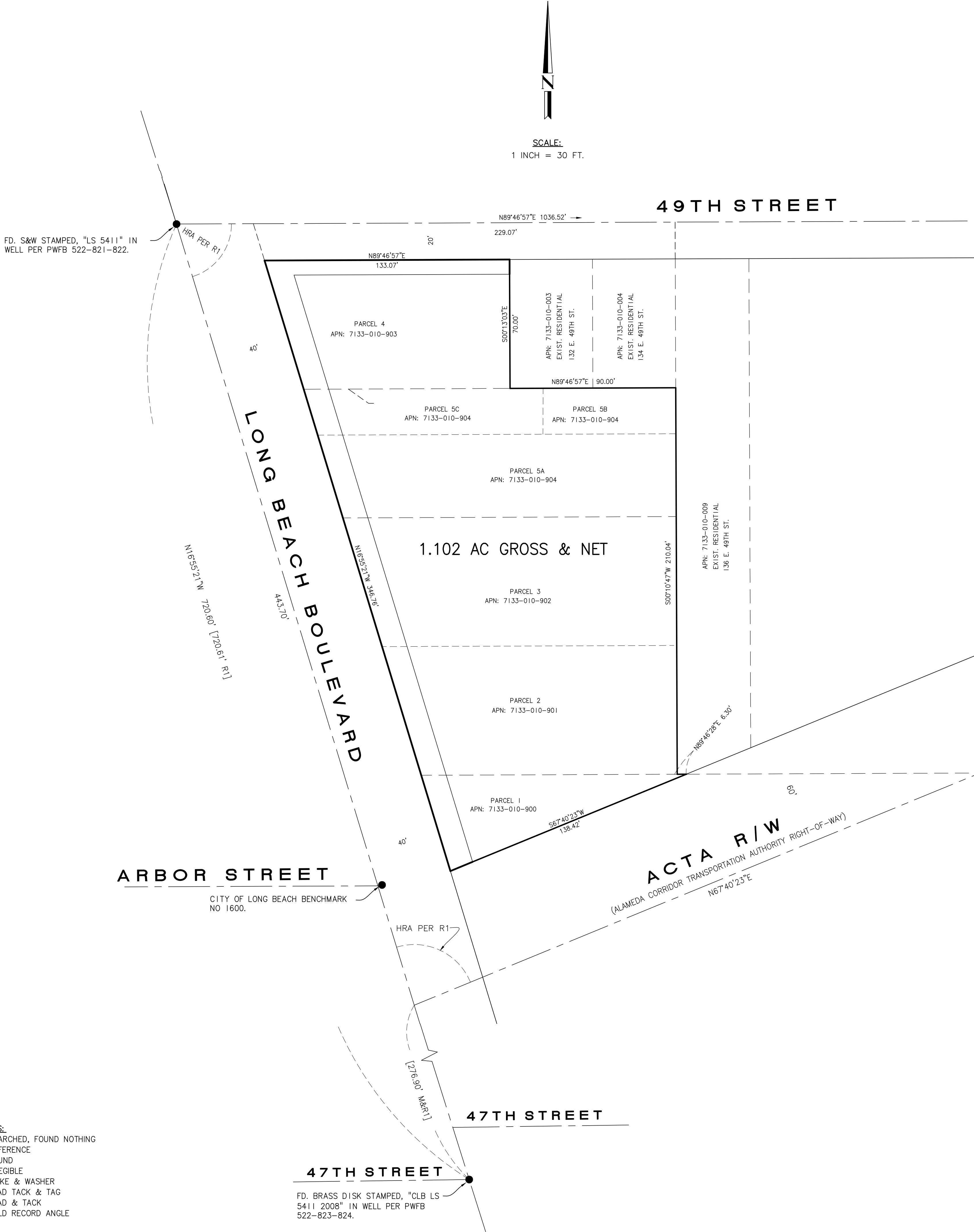
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

**ABBREVIATIONS:**

SFN. SEARCHED, FOUND NOTHING  
REF. REFERENCE  
FD. FOUND  
ILL. ILLEGIBLE  
S&W SPIKE & WASHER  
L&T LEAD TACK & TAG  
L&T LEAD & TACK  
HRA HELD RECORD ANGLE

**LEGEND:**

● MONUMENT FOUND (AS NOTED)  
R1 RS 170-27



**VESTED OWNER:**  
CITY OF LONG BEACH, A CALIFORNIA MUNICIPAL CORPORATION.

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE Q BEARING OF LONG BEACH BLVD. BEING N16°55'21"W AS SHOWN ON A MAP FILED IN BOOK 170, PAGES 27-32, INCLUSIVE, OF RECORD OF SURVEY IN THE OFFICE THE LOS ANGELES COUNTY RECORDER.

**BENCHMARK STATEMENT:**  
CITY OF LONG BEACH BENCH MARK NUMBER 1600 DESCRIBED AS: "BRASS DISC IN WELL STAMPED "L.A. CO. SURV. TRAV STA CLEARWTR A-7, RE 2177, 1940" 2.2' E / L & T @ INTER ARBOR & LONG BEACH BLVD. ELEVATION = 40.019' 1985 ADJ. NGVD 29 MSL

**FLOOD NOTE:**  
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" OF PANEL 1955F OF 2350 OF FLOOD INSURANCE RATE MAP NUMBER 060136, EFFECTIVE SEPTEMBER 26, 2008.

**PARKING SPACE COUNT:**  
TOTAL: 0 - NO PARKING SPACES VISIBLE - VACANT LAND  
HANDICAP: 0 -

**TOPOGRAPHY NOTE:**  
TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY.

**SURVEYOR'S NOTES:**  
UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- FUTURE CHANGES IN STREET RIGHT OF WAY LINES WERE FOUND & ARE SHOWN ON TENTATIVE TRACT MAP NO. 77097 BY CITY VENTURES AND C&V CONSULTING.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS.
- NO OBSERVED EVIDENCE OF A SUBSTANTIAL AREA OF REFUSE.
- NO OBSERVED WETLAND DELINEATION MARKERS.

THIS ALTA/ACSM LAND SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION, DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF SITE.

THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY. ADDITIONAL RESEARCH, FIELD AND OFFICE SURVEY WILL BE REQUIRE FOR SITE DESIGN.

THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS.

C&V CONSULTING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY.

**SURVEYOR'S CERTIFICATE:**  
TO CITY VENTURES HOME BUILDING & FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 13, 15, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2016.

DATE OF MAP: MAY 29, 2020

**DRAFT**

DANE P. MCDUGALL, L.S. 9297  
DMCDUGALL@CVC-INC.NET



DRAFTED	CHECKED	DATE	PREPARED BY:
1	NR	9/8/2016	

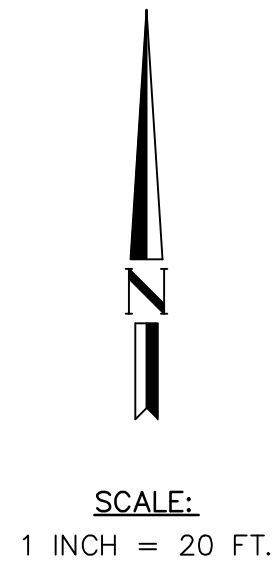
**C&V**  
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ALTA / NSPS LAND TITLE SURVEY		PROJECT NO.
		CVEN-106
		SHEET
		1
		OF
		2

4800 LONG BEACH BLVD.  
LONG BEACH, CALIFORNIA






LEGEND			
AP	ANGLE POINT	PIV	POST INDICATOR VALVE
ASPH	ASPHALT PAVING	PKL	PARKING LOT LIGHT
BFP	BACKFLOW PREVENTOR	PLT	PROPERTY LINE
BG	BUILDING CORNER	PLT	PLANTER
BG	BEGIN	PM	PARKING METER
BLDG.	BUILDING	PP	POWER POLE
BW	BLOCK WALL	SCO	SEWER CLEANOUT
CAV	CABLE TV BOX	SDMH	STORM DRAIN MANHOLE
CBT	CATCH BASIN	ST	STREET LIGHT
CF	CURB FACE	SLPB	STREET LIGHT PULL BOX
CLF	CENTERLINE	SMH	SEWER MANHOLE
CONC	CHAIN LINK FENCE	SWLK	SIDEWALK
CONC	CONCRETE	SW	RETAINING WALL
DI	DROP INLET	R/W	RIGHT-OF-WAY
DRWY	DRIVEWAY	TBP	TELEPHONE PULL BOX
EAH	ELECTRICAL MANHOLE	TE	ELECT. TRANSFORMER PAD
EPB	ELECTRICAL PULL BOX	TMH	TRAFFIC MANHOLE
ELEV	ELEVATION	TSCB	TRAFFIC SIGNAL
EP	EDGE OF PAVEMENT	TSB	TRAFFIC SIGNAL CONTROL BOX
FC	FIRE CONNECTION	TRASH	TRASH ENCLOSURE
FI	FIRE HYDRANT	UB	UTILITY BOX
FR	FIRE RISER	UD	WOOD
EVL	ELECTRICAL VAULT	WF	WROUGHT IRON FENCE
GA	GY ANCHOR	WM	WATER MAIN
GM	GAS METER	WW	WATER VAULT
GP	GUARD POST	WVLT	WATER VAULT
GUT	GUTTER	N	NORTH
HIP	HIGH POINT	S	SOUTH
ICB	IRRIGATION CONTROL BOX	E	EAST
ICV	IRRIGATION CONTROL VALVE	W	WEST
MB	MAILBOX	VG	V-GUTTER
MH	MANHOLE		
O-H	BLDG OVERHANG		

## SYMBOLS

CONC ASPH	CONCRETE ASPHALT		FENCE
	TREE		BLOCK WALL
	BUSH		RETAINING WALL
	PALM TREE		TREE LINE
○ M/B	MAIL BOX		BRUSH LINE
○	LIGHT STANDARD		OVERHEAD ELECTRIC LINE
	TRAFFIC SIGNAL	⊗	WATER VALVE
	STREET LIGHT	□ CB	CATCH BASIN
	SIGN (10')	□ DI	DROP INLET
	SIGN (5')	□ LP	LIGHT POLE
	STORM DRAIN MANHOLE	⊙	SEWER MANHOLE
○ S	SIGN	⊙	GAS VALVE
	FIRE HYDRANT	○ V	VALVE
○ S/H	POWER POLE	○ MH	MANHOLE
	TRANSFORMER BOX	⋈	HANDICAP
	GUYWIRE/ANCHOR	UB	UTILITY BOX
M M	METER		STAND PIPE
○	POST (NO LABEL)	○ SP	

	DRAFTED	CHECKED	DATE	PREPARED BY:
1	NR	NR	9/8/2016	 <p>6 ORCHARD, SUITE 200 LAKE FOREST, CA 92630</p> <p>T. 949.916.3800 F. 949.916.3805 CVC-INC.NET</p>

ALTA / NSPS LAND TITLE SURVEY

4800 LONG BEACH BLVD.  
LONG BEACH, CALIFORNIA

PROJECT NO.	<b>CVEN-106</b>
SHEET	<b>2</b>
OF	<b>2</b>