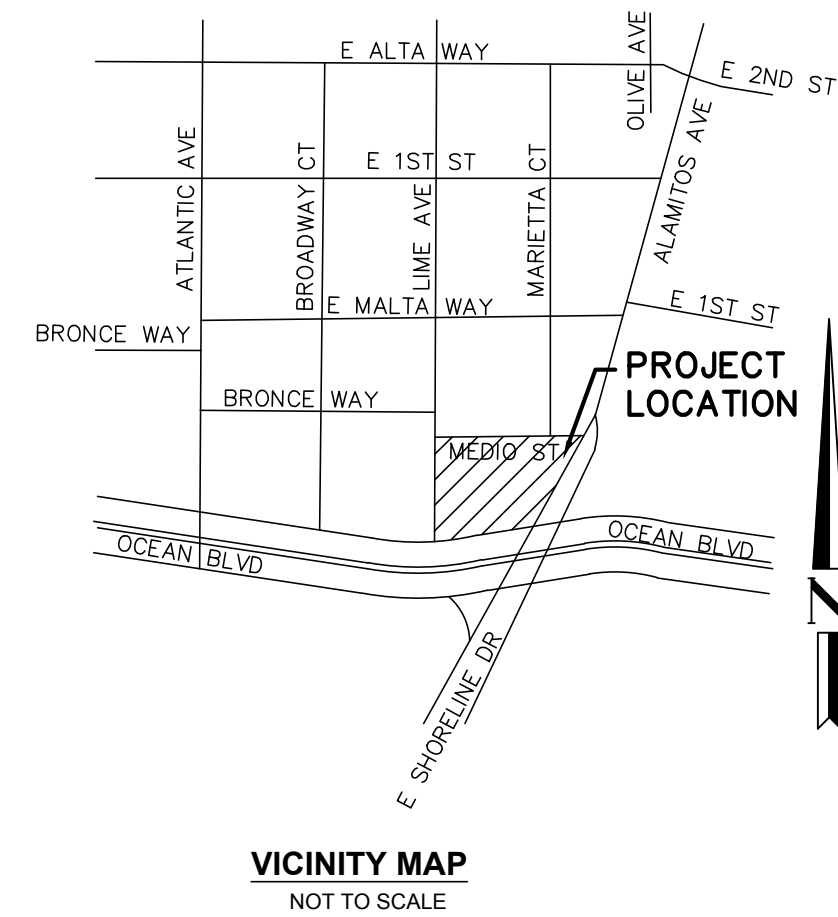


# VESTING TENTATIVE TRACT MAP NO. 82245

FOR CONDOMINIUM PURPOSES  
CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
NOVEMBER 2020

## Exhibit C



**OWNER/DEVELOPER:**  
SHORELINE DEVELOPMENT PARTNERS LP  
6405 MIRA MESA BLVD., SUITE 200  
SAN DIEGO, CA 92121

**ENGINEER:**  
C&V CONSULTING, INC.  
6 ORCHARD, SUITE 200  
LAKE FOREST, CA 92630

**TITLE REPORT:**  
THE INFORMATION SHOWN HEREON IS BASED ON A DRAFT PRELIMINARY REPORT BY FIRST AMERICAN TITLE COMPANY, REFERRED TO AS ORDER NUMBER NHSC-6279873 (MW), DATED JUNE 9, 2020.

**LEGAL DESCRIPTION**

PARCEL A:  
LOT 2 AS SHOWN ON GRANT OF CERTIFICATE OF COMPLIANCE IN CONJUNCTION WITH A LOT LINE ADJUSTMENT 1707-15, AS EVIDENCED BY A DOCUMENT RECORDED NOVEMBER 21, 2017 AS INSTRUMENT NO. 20171337691 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN A GRANT DEED TO THE CITY OF LONG BEACH RECORDED JUNE 28, 1995 AS DOCUMENT NO. 95-1035606 OF OFFICIAL RECORDS OF SAID COUNTY.  
TOGETHER WITH THAT CERTAIN PORTION OF LAND DESCRIBED WITHIN THAT DOCUMENT RECORDED APRIL 15, 2008 AS INSTRUMENT NO. 20080650737 OF OFFICIAL RECORDS OF SAID COUNTY LYING BELOW AN ELEVATION 34.0 FEET.  
SAID ELEVATION IS BASED ON THE CITY OF LONG BEACH BENCH MARK NO. 721, HAVING AN ELEVATION OF 34.975 FEET NGVD 29, CITY OF LONG BEACH 1985 MEAN SEA LEVEL ADJUSTMENT.  
TOGETHER WITH THOSE PORTIONS OF VACATED AND LIMITED VACATED MEDIO STREET PER RESOLUTION NO. RES-08-0015, RECORDED MARCH 4, 2008 AS INSTRUMENT NO. 20080373978 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 120 AND THE NORTHERLY PROLONGATION THEREOF.  
SAID ELEVATION IS BASED ON THE CITY OF LONG BEACH BENCH MARK NO. 721, HAVING AN ELEVATION OF 34.975 FEET NGVD 29, CITY OF LONG BEACH 1985 MEAN SEA LEVEL ADJUSTMENT.  
TOGETHER WITH THAT PORTION OF LOT 1 PER TRACT 73862, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1398 PAGES 40 THROUGH 44, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST AND SOUTH LINES OF SAID LOT 1 THE FOLLOWING COURSES: SOUTH 00°00'46" EAST, A DISTANCE OF 190.73 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.61 FEET, A RADIAL OF SAID CURVE FROM SAID POINT BEARS SOUTH 05°58'07" WEST, WESTERLY ALONG SAID CURVE A DISTANCE OF 21.67 FEET, THROUGH A CENTRAL ANGLE OF 13°42'13", SOUTH 86°18'36" WEST, A DISTANCE OF 16.42 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°00'46" WEST, A DISTANCE OF 35.96 FEET; THENCE SOUTH 89°59'14" WEST, A DISTANCE OF 14.82 FEET; THENCE NORTH 00°00'46" WEST, A DISTANCE OF 8.41 FEET; THENCE SOUTH 89°59'14" WEST, A DISTANCE OF 5.06 FEET; THENCE NORTH 00°00'46" WEST, A DISTANCE OF 147.69 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE NORTH 89°56'12" EAST, A DISTANCE OF 57.88 FEET TO THE POINT OF BEGINNING.  
(APN: 7281-022-058 AND PORTION OF 7281-023-096)

**COMMERCIAL/RETAIL SPACE FOR COMMERCIAL/RETAIL CONDOMINIUM PURPOSES**  
1 RETAIL CONDO  
6,431 SQ. FT.

**CONDOMINIUM CONVERSION UNIT SUMMARY**

STUDIO UNITS:	17
CONVERTED:	17
ONE BEDROOM UNITS:	174
CONVERTED:	174
TWO BEDROOM UNITS:	124
CONVERTED:	124
TOTAL CONVERTED:	315

**TOTAL CONDOMINIUM COMMERCIAL/RETAIL AND RESIDENTIAL:**  
UNITS: 316

**NOTE:**  
THIS MAP IS BEING FILED FOR FUTURE CONDOMINIUM CONVERSION PURPOSES ONLY AND WILL NOT HAVE ANY PUBLIC IMPROVEMENT REQUIREMENTS, NO BUILDING PERMITS ARE TO BE ISSUED FOR THE LOTS OR PARCELS CREATED BY THIS MAP.

**NOTE:**  
A VARIABLE HEIGHT ABANDONMENT OF EXISTING PUBLIC RIGHT-OF-WAY & PUBLIC UTILITY FROM AN ELEVATION OF 34.00 FEET UP TO AN ELEVATION TO BE DETERMINED SUCH THAT PUBLIC ACCESS & PUBLIC FACILITIES ARE MAINTAINED ALONG THE SURFACE OF THE EARTH PER SEPARATE INSTRUMENT.

**BASIS OF BEARINGS:**  
THE BEARING OF NORTH 00°00'15" WEST ALONG THE CENTERLINE OF ATLANTIC AVENUE AS SHOWN ON MAP OF PARCEL MAP NO. 11932 FILED IN BOOK 145, PAGES 60 AND 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IS THE BASIS OF BEARINGS.

**BENCH MARK:**  
DESIGNATION:  
COLB BM. NO. 721

**DESCRIPTION:**  
NE CORNER OF ATLANTIC AVENUE @ OCEAN BOULEVARD  
BRASS DISC FLUSH STAMPED "CLB BM 721, 1998"  
20.0' E/CURBLINE, 1.2' N/CURB

**ELEVATION:**  
34.975'  
MSL DATUM, NGVD 1929  
1985 ADJUSTMENT

**ABBREVIATIONS**

BLDG	BUILDING
CL	CENTER LINE
EX.	EXISTING
INSTR.	INSTRUMENT
NO.	NUMBER
PROP.	PROPOSED

**LEGEND:**

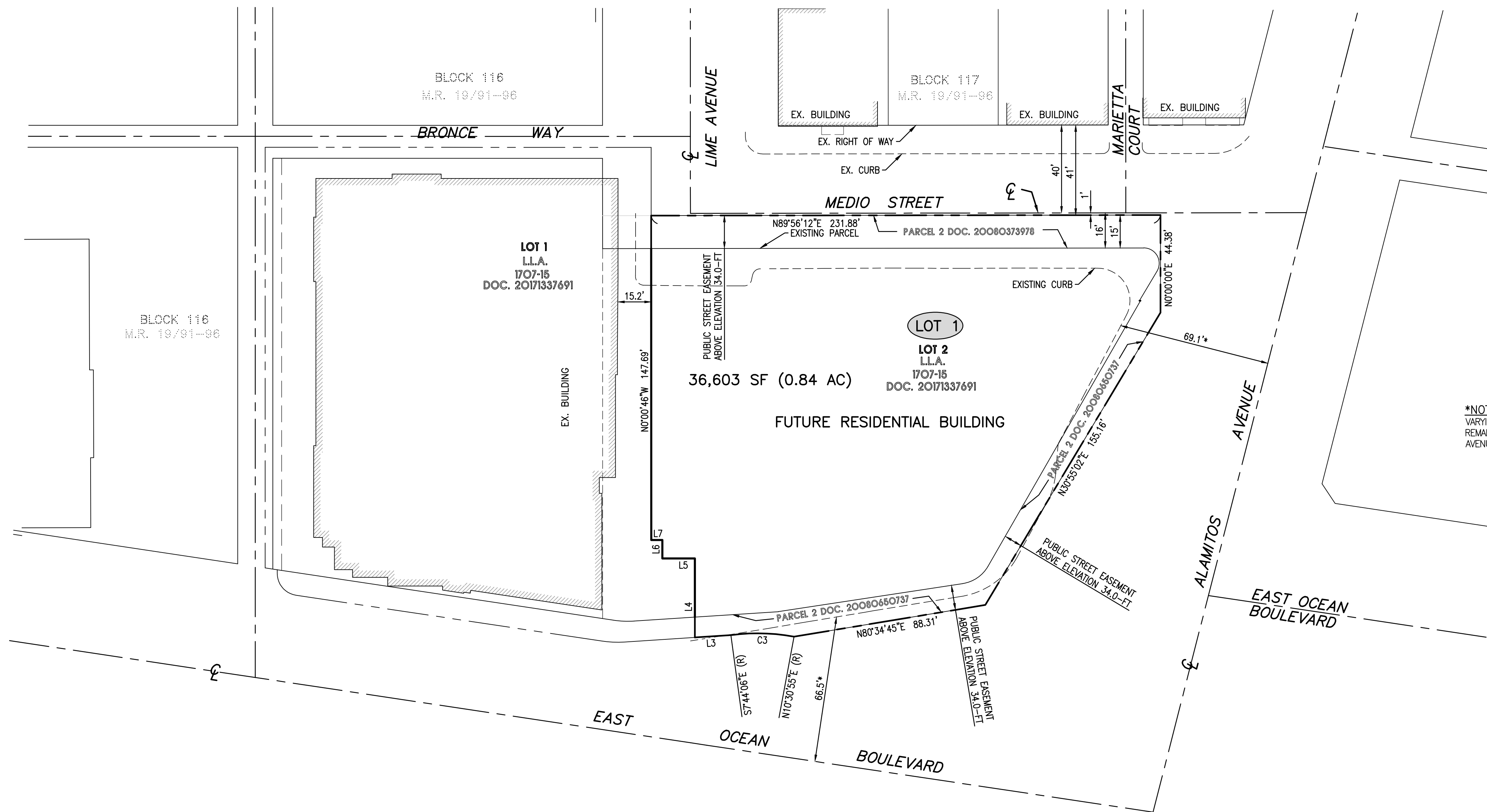
(LOT 1) PROPOSED LOT NUMBER

**LINE TABLE**

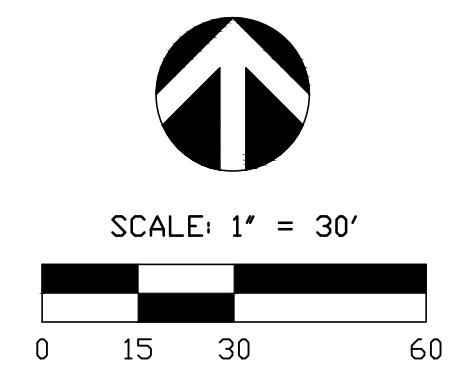
LINE #	LENGTH	BEARING
L3	16.42'	S86°18'36"W
L4	35.96'	S00°00'46"E
L5	14.82'	N89°59'14"E
L6	8.41'	S00°00'46"E
L7	5.06'	N89°59'14"E

**CURVE TABLE**

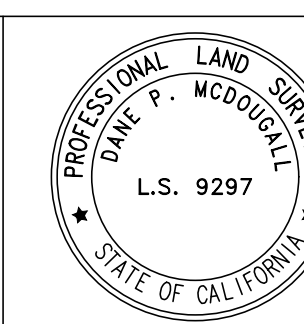
CURVE #	DELTA	LENGTH	RADIUS
C3	18°15'01"	28.86'	90.61'



**\*NOTE:**  
VARYING IN STREET WIDTH FOR THE REMAINING AREAS ALONG ALAMITOS AVENUE AND EAST OCEAN BOULEVARD



**APPROVED BY:**  
\_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER  
RCE NO. \_\_\_\_\_ EXP. \_\_\_\_\_  
DATE \_\_\_\_\_



**PREPARED BY:**  
**C&V CONSULTING, INC.**  
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IRVINE, CALIFORNIA 92618  
(949) 916-3800  
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WWW.CVC-INC.NET

**VESTING TENTATIVE TRACT NO. 82245**  
**777 EAST OCEAN BOULEVARD**

PROJECT NO. **LED0-002**  
SHEET **1**  
OF **1**