

TENTATIVE PARCEL MAP NO. 83333

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

BEING A SURVEY OF PARCEL A, CERTIFICATE OF COMPLIANCE, RECORDED APRIL 07, 2020 AS INSTRUMENT NO. 20200391790 OFFICIAL RECORDS  
PARCELS 1 AND 3, PARCEL MAP NO. 7985, P.M.B. 82-37  
NOVEMBER 2020

BASIS OF BEARINGS:

THE BEARING OF N89°47'25"W OF THE CENTERLINE OF STEARNS STREET PER PARCEL MAP NO. 7985 P.M.B. 82-37, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

CITY OF LONG BEACH B.M. NO. 831

ELEVATION=15.925 1985 ADJUSTMENT NGVD 1929 MSL

NW COR BELLFLOWER & STEARNS - BRASS DISC FLUSH WITH PAVEMENT STAMPED -CLB BM 831 RE 3111 1970- 3.7FT WEST OF CURB & 0.7FT SOUTH OF BCR

LEGAL DESCRIPTION:

PARCELS 1 AND 3 OF PARCEL MAP NO. 7985, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 82 PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS LEGAL DESCRIPTION IS ALSO SHOWN AS "PARCEL A" PURSUANT TO NOTICE OF LOT MERGER AND GRANT OF CERTIFICATE OF COMPLIANCE, RECORDED APRIL 07, 2020 AS INSTRUMENT NO. 20200391790 OF OFFICIAL RECORDS.

APN: 7223-029-037

LEGEND:

|     |                       |      |                       |
|-----|-----------------------|------|-----------------------|
| AC  | ASPHALT               | (16) | CONTOUR               |
| AL  | AREA LIGHT            | ---  | EXISTING PARCEL LINE  |
| BW  | BACK OF WALK          | ---  | PROPOSED PARCEL LINE  |
| CO  | CONCRETE              | ---  | CENTERLINE            |
| EG  | EDGE OF GUTTER        | ---  | EASEMENT LINE         |
| FDC | FIRE DEPT. CONNECTION | ---  | LOT LINE              |
| FF  | FINISHED FLOOR        | ---  | RIGHT OF WAY WAY LINE |
| FH  | FIRE HYDRANT          |      |                       |
| FL  | FLOWLINE              |      |                       |
| GM  | GAS METER             |      |                       |
| MH  | MANHOLE               |      |                       |
| PA  | PLANTER AREA          |      |                       |
| PB  | PULL BOX              |      |                       |
| PIV | POST INDICATOR VALVE  |      |                       |
| SS  | SANITARY SEWER        |      |                       |
| SD  | STORM DRAIN           |      |                       |
| TC  | TOP OF CURB           |      |                       |
| TE  | TRASH ENCLOSURE       |      |                       |
| TW  | TOP OF WALL±          |      |                       |
| WM  | WATER METER           |      |                       |
| WV  | WATER VALVE           |      |                       |

RECORD OWNER:

CMH-LBD, LLC  
C/O AMBROSE LAW GROUP, LLC  
312 NW 10TH AVENUE, SUITE 200  
PORTLAND, OR 97209

SUBDIVIDER:

ENCORE REAL ESTATE  
100 MAIN STREET, SUITE 302  
SAFETY HARBOR, FL 34695  
ATTN: PATRICK BUDRONIS

PREPARED BY:

DRG, INC.  
601 EAST DAILY DRIVE, SUITE 225  
CAMARILLO, CA 93010  
ATTN: PETER GRAY

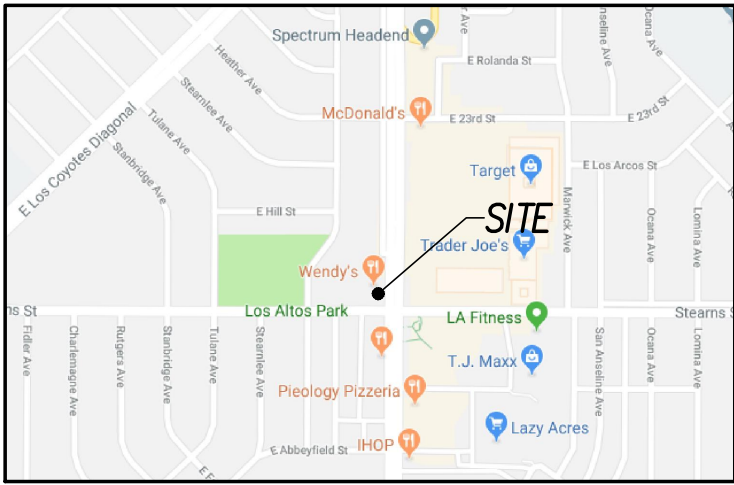
SITE ADDRESSES:

PARCEL 1:  
2211 NORTH BELLFLOWER BOULEVARD  
LONG BEACH, CA 90815

PARCEL 2:  
5453 EAST STEARNS STREET  
LONG BEACH, CA 90815

NOTE:

ALL EXISTING BUILDINGS AND IMPROVEMENTS TO REMAIN



VICINITY MAP  
NOT TO SCALE



12-16-2020

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DAVID R. GRAY, P.L.S. NO. 5239 EXP. 06/30/2021

AREA SUMMARY

|          | GROSS AREAS |       |
|----------|-------------|-------|
| PARCEL # | SQ. FT.     | ACRES |
| PARCEL 1 | 21,127      | 0.48  |
| PARCEL 2 | 11,737      | 0.27  |
| TOTAL    | 32,864      | 0.75  |

