

TENTATIVE PARCEL MAP No. 83393

PROPERTY LEGAL DESCRIPTION

THE FOLLOWING EXISTING LEGAL DESCRIPTION IS TAKEN FROM THE CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER No. 141976B-994-LT2-DB.

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: (APN 7149-003-017 & 018)

LOTS 1 TO 3 INCLUSIVE OF TRACT NO. 29579, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 935 PAGES 37 TO 40 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN 7149-008-004)

THE SOUTHERLY 130 FEET OF LOT 47 OF TRACT NO. 8084, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 171 PAGES 24 TO 30 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM, THE WESTERLY 219.84 FEET THEREOF.

PARCEL 3: (APN 7149-008-007)

THAT PORTION OF LOT 47 OF TRACT NO. 8084, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 171, PAGES 24 THROUGH 30 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

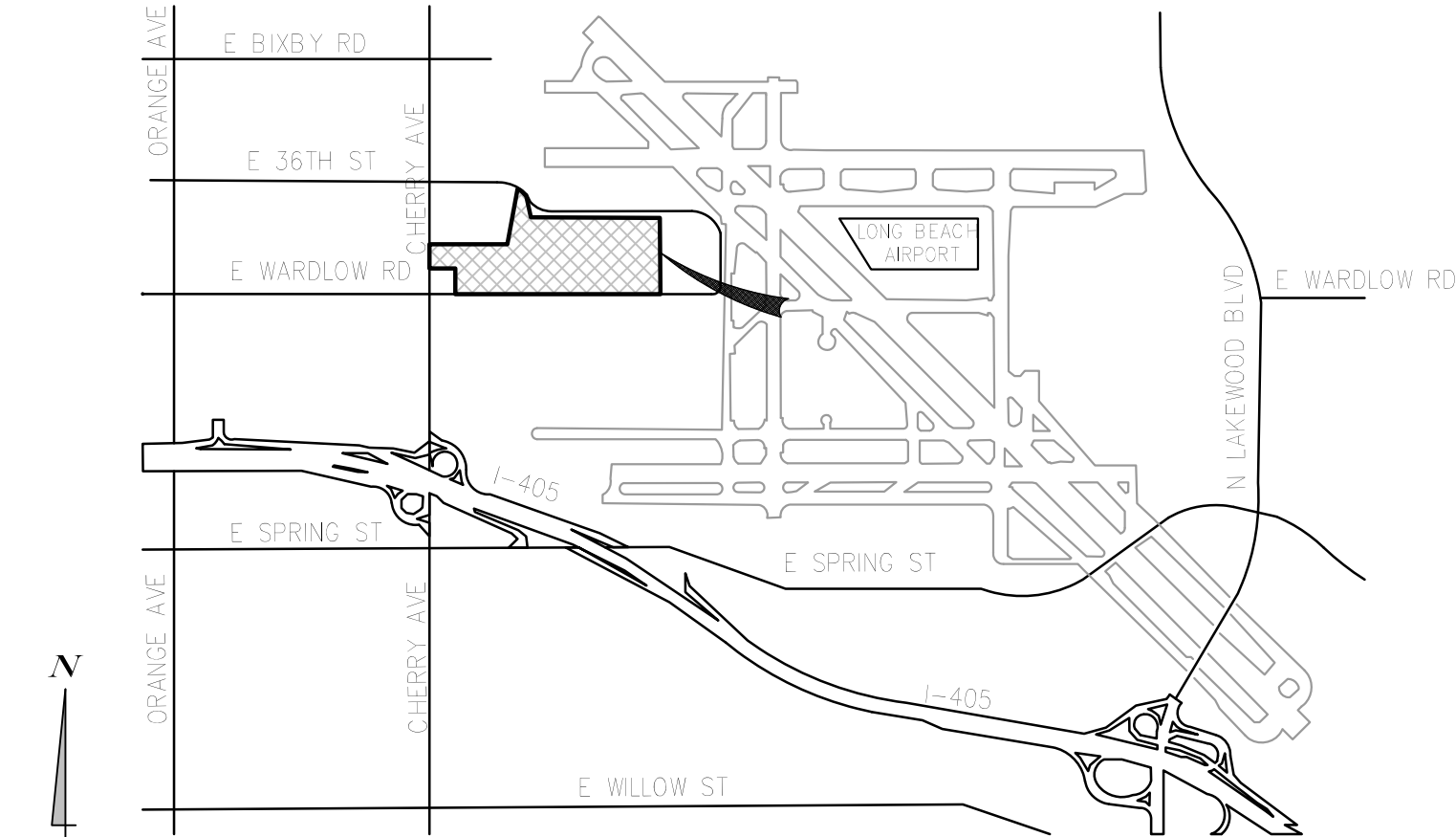
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 47 WITH A LINE PARALLEL WITH AND DISTANT NORTHERLY 190 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT; THENCE ALONG SAID PARALLEL LINE NORTH 89° 57' 25" EAST 179.84 FEET TO THE EASTERLY LINE OF THE WESTERLY 179.84 FEET OF SAID LOT; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 32" EAST 190 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 57' 25" EAST 40 FEET TO THE EASTERLY LINE OF THE WESTERLY 219.84 FEET OF SAID LOT; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE NORTH 0° 01' 32" WEST 130 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 130 FEET OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 57' 25 EAST 496.21 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, SAID POINT BEING IN A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2840.55 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 70° 00' 35" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5° 04' 38" AN ARC DISTANCE OF 251.71 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 370 FEET OF SAID LOT; THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE SOUTH 89° 57' 25" WEST 791.62 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE SOUTH 0° 01' 32" EAST 180 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (APN 7149-008-015)

PARCEL 1 OF PARCEL MAP NO. 62126, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 343 PAGES 89 AND 90 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL Nos.

7149003004, 7149003007, 7149008015, 7149008017 & 7149008018



PARCEL SUMMARY

PARCEL	AREA AC	AREA SF
1	27.48 AC	1,197,140 SF GR
2	0.33 AC	14,163 SF GR
3	0.62 AC NET 0.74 AC GR	26,943 SF NET 32,371 SF GR
4	1.20 AC	52,444 SF GR
5	0.97 AC	42,078 SF GR
TOTAL	30.60 AC NET 30.72 AC GR	1,332,768 SF NET 1,338,196 SF GR

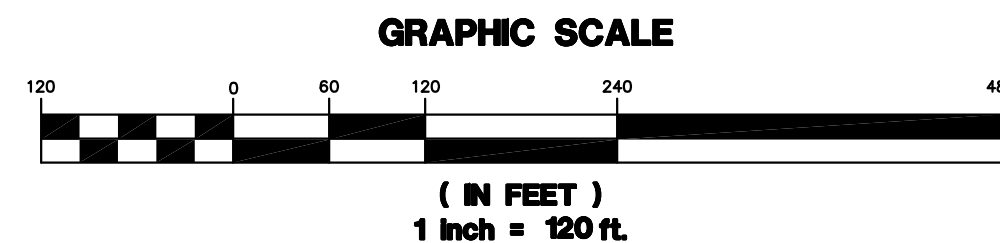
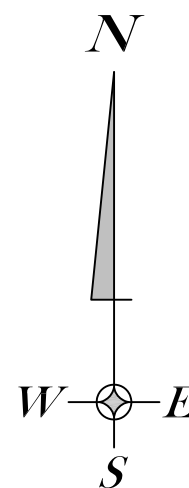
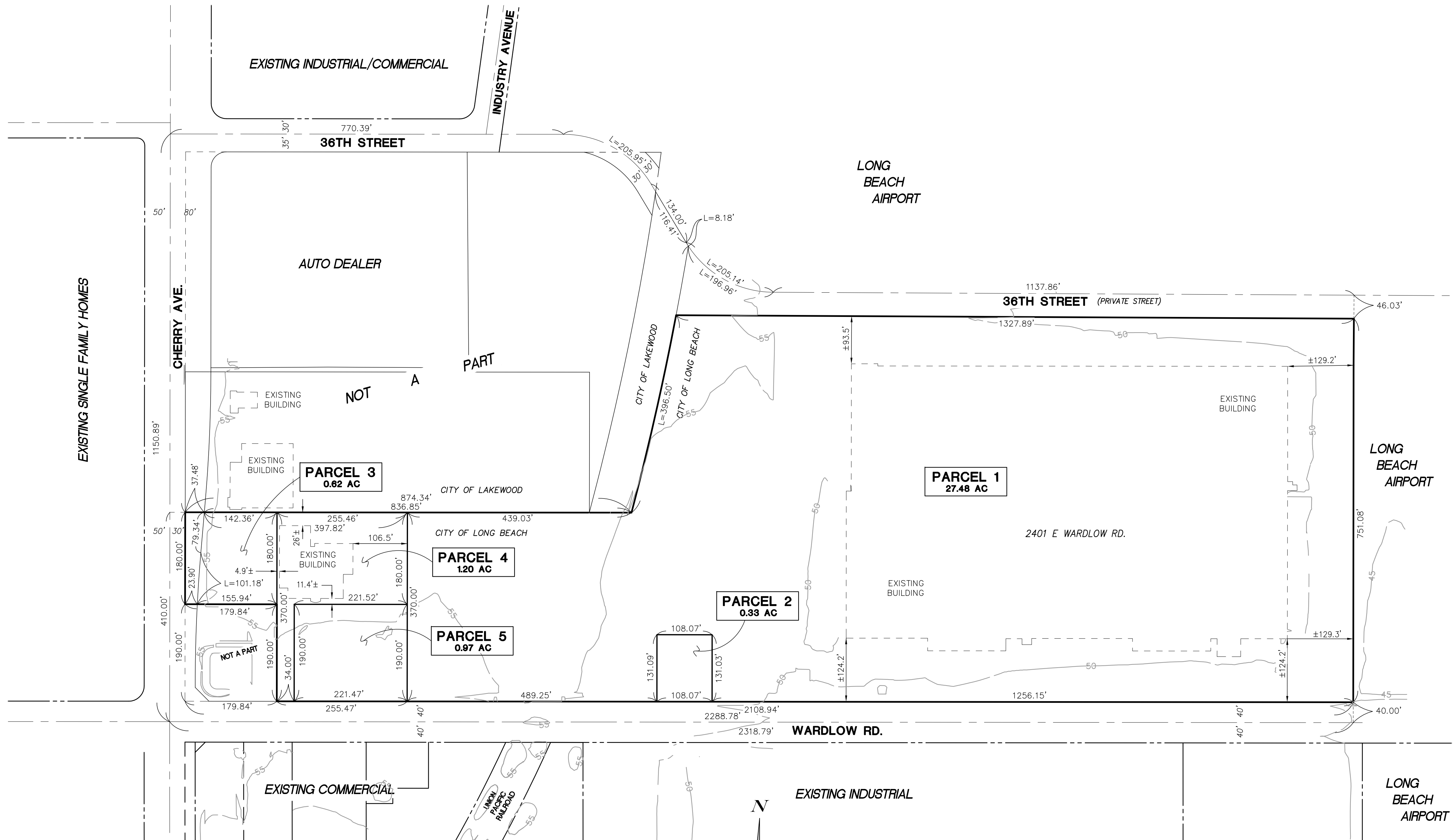
NOTE: PARCEL 3 IS THE ONLY PARCEL THAT INCLUDES A PORTION OF THE STREET (CHERRY).


OWNER:	DEVELOPER:	PREPARED BY:
GCC LONG BEACH, LLC A DELAWARE LIMITED LIABILITY COMPANY	GCC LONG BEACH, LLC 18201 VON KARMAN AVENUE SUITE 1170 IRVINE, CA 92612 (949)246-3920	<div><div><div>P B L</div><div>A</div></div><div>PBLA ENGINEERING, INC. 1809 E. DYER ROAD, SUITE 301 SANTA ANA, CA 92705</div><div><div>STEVE LEVISEE</div><div>R.C.E. 45926</div></div></div> <div>PREPARATION DATE: Jun 03 2021</div>



JOB NO.
128-3
SHEET
1 of 2

TENTATIVE PARCEL MAP No. 83393



PREPARED BY:		JOB NO.
	PBLA ENGINEERING, INC. 4790 IRVINE BLVD, SUITE 105-262 IRVINE, CA. 92620	128-3
		SHEET
	PREPARATION DATE: Jun 03 2021	2 of 2