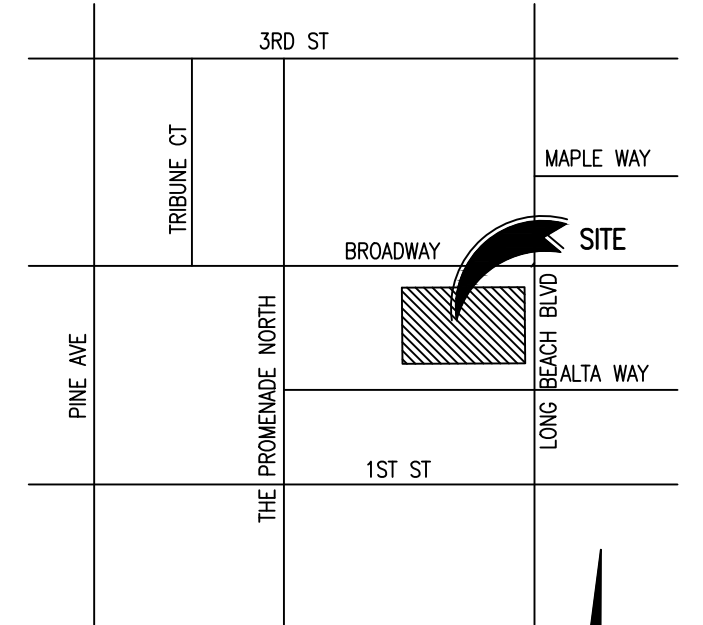
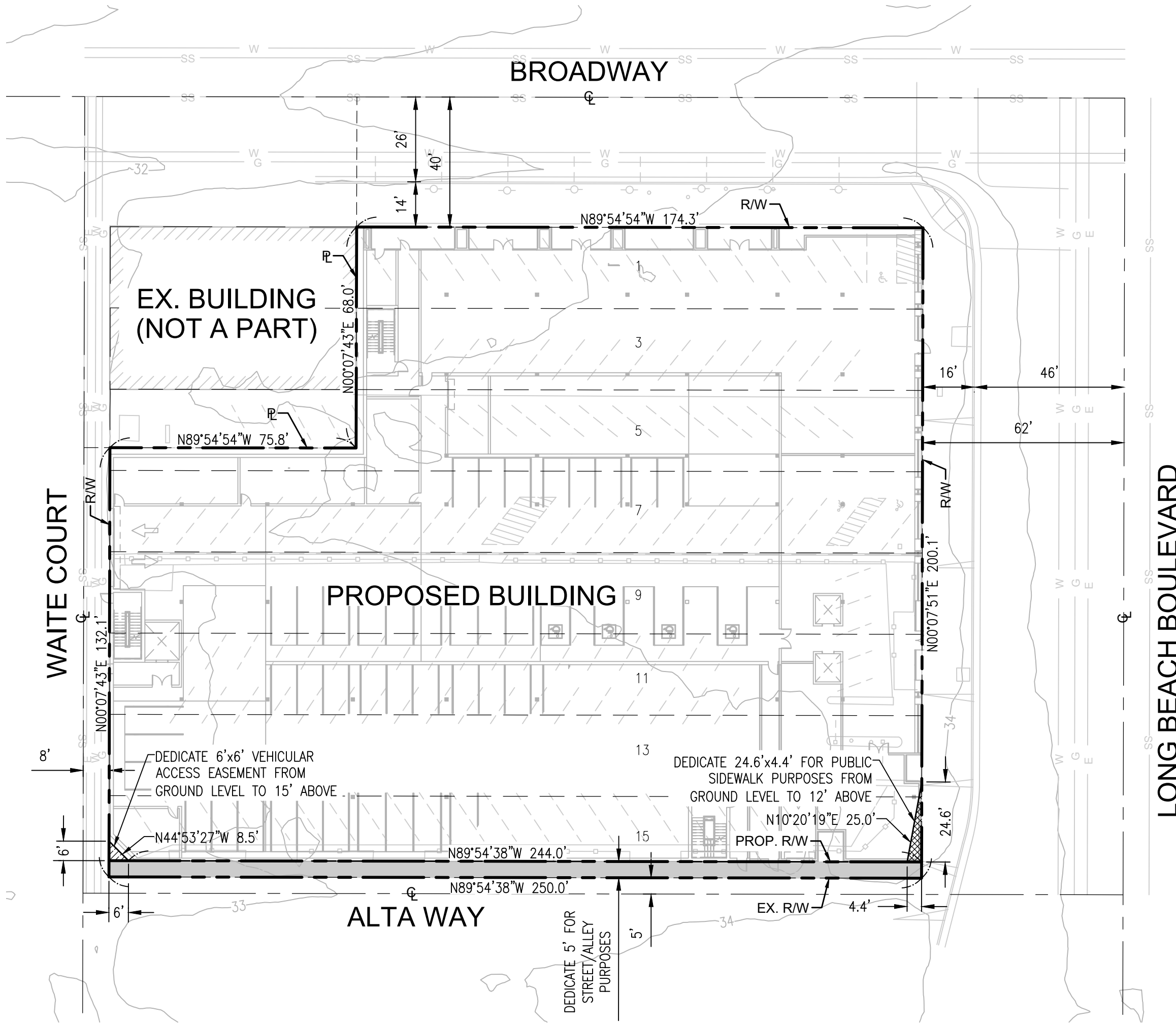
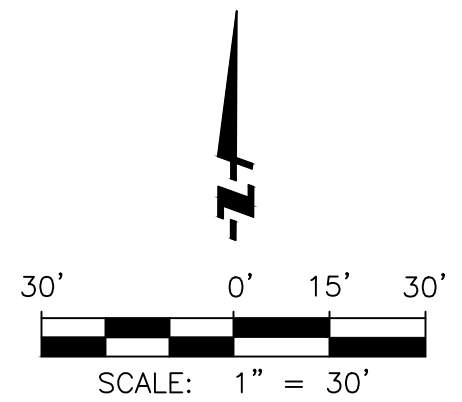


VESTING TENTATIVE TRACT NO. 82155
FOR LOT MERGER AND SUBDIVISION PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



LEGEND:

- RIGHT OF WAY
- CENTERLINE
- LOT LINE
- SANITARY SEWER
- WATER
- DEDICATE FOR PUBLIC STREET PURPOSES
- DEDICATE EASEMENT FOR SURFACE ACCESS PURPOSES
- DEDICATE FOR PUBLIC SIDEWALK PURPOSES

LEGAL DESCRIPTION:

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

LOTS 1, 3, 5, 7, 9, 11, 13 AND 15, IN BLOCK 103 OF THE TOWNSHIP OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 91 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT THEREFROM PORTIONS OF LOTS 1, 3 AND 5 OF SAID BLOCK 103 DESCRIBED AS PARCEL A OF L.L.A. 1207-04 AS PER CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 29, 2012 AS INSTRUMENT NO. 20121823377 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM PORTION OF LOTS 1 AND 3 (THE EAST 75' OF THE WEST 150') ALL MINERALS, GAS, OILS, PETROLEUM, NAPHTHA, HYDROCARBON SUBSTANCES AND OTHER MINERALS IN OR UNDER SAID LAND, AS GRANTED IN DEED RECORDED MARCH 23, 1967 AS INSTRUMENT NO. 2468 IN BOOK M-2506, PAGE 156 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM LOTS 9, 11, 13 AND 15, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 200 FEET OF SAID REAL PROPERTY, WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED IN DEED RECORDED JUNE 25, 1986 AS INSTRUMENT NO. 86-790838 OF OFFICIAL RECORDS. AND AS SHOWN IN THE MINERAL DEEDS RECORDED AS INSTRUMENT NO. 2012-1436843 OF OFFICIAL RECORDS; INSTRUMENT NO. 2012-1654622 OF OFFICIAL RECORDS AND INSTRUMENT NO. 20161013139 OF OFFICIAL RECORDS.

APN: 7280-028-903, 917, 922 & 923

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS CHICAGO TITLE COMPANY, ORDER NO. 00057900-001-X49-DB, DATED APRIL 24, 2017.

BASIS OF BEARING:

THE BEARING NORTH 00°07'51" EAST BEING THE CENTERLINE OF LONG BEACH BOULEVARD AS SHOWN ON TRACT NO. 62186, FILED IN BOOK 1343, PAGES 71 TO 74 OF MAPS IN THE CITY OF LONG BEACH, COUNTY OF LONG BEACH, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

OWNER / DEVELOPER:

RAINTREE-EVERGREEN, LLC
 28202 CABOT ROAD, SUITE 800
 LAGUNA NIGUEL, CA 92677

SITE INFORMATION:

APN:	7280-028-917
SITE ADDRESS:	125 LONG BEACH BLVD. LONG BEACH, CA 90802
GROSS SITE AREA:	44,875 SF (1.030 AC)
NET SITE AREA AFTER PUBLIC STREET DEDICATION:	43,624 SF (1.001 AC)
NUMBER OF STORIES:	3 PODIUM LEVELS 2 SUBTERRANEAN PARKING LEVEL 7 RESIDENTIAL LEVELS
LOT PROGRAM:	GROUND LOT 1: MASTER LOT AIRSPACE LOT 2: RESIDENTIAL UNITS AIRSPACE LOT 3: RETAIL SPACE AIRSPACE LOT 4: PARKING
TOTAL PARKING COUNT:	326 SPACES (312 INDEPENDENT, 14 TANDEM)

UTILITY PROVIDERS:

WATER:	LONG BEACH WATER DEPARTMENT 1800 E. WARDLOW RD. LONG BEACH, CA 90807 (562) 570-2300
SEWER:	CITY OF LONG BEACH WATER 1800 E. WARDLOW RD. LONG BEACH, CA 90807 (562) 570-2300
STORM DRAIN:	CITY OF LONG BEACH PUBLIC WORKS 333 W. OCEAN BLVD #9 LONG BEACH, CA 90802 (562) 570-6383
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 2800 E. WILLOW ST. LONG BEACH, CA 90806 (562) 981-2837
GAS:	CITY OF LONG BEACH GAS AND OIL 2400 E. SPRING ST. LONG BEACH, CA 90806 (562) 570-2000

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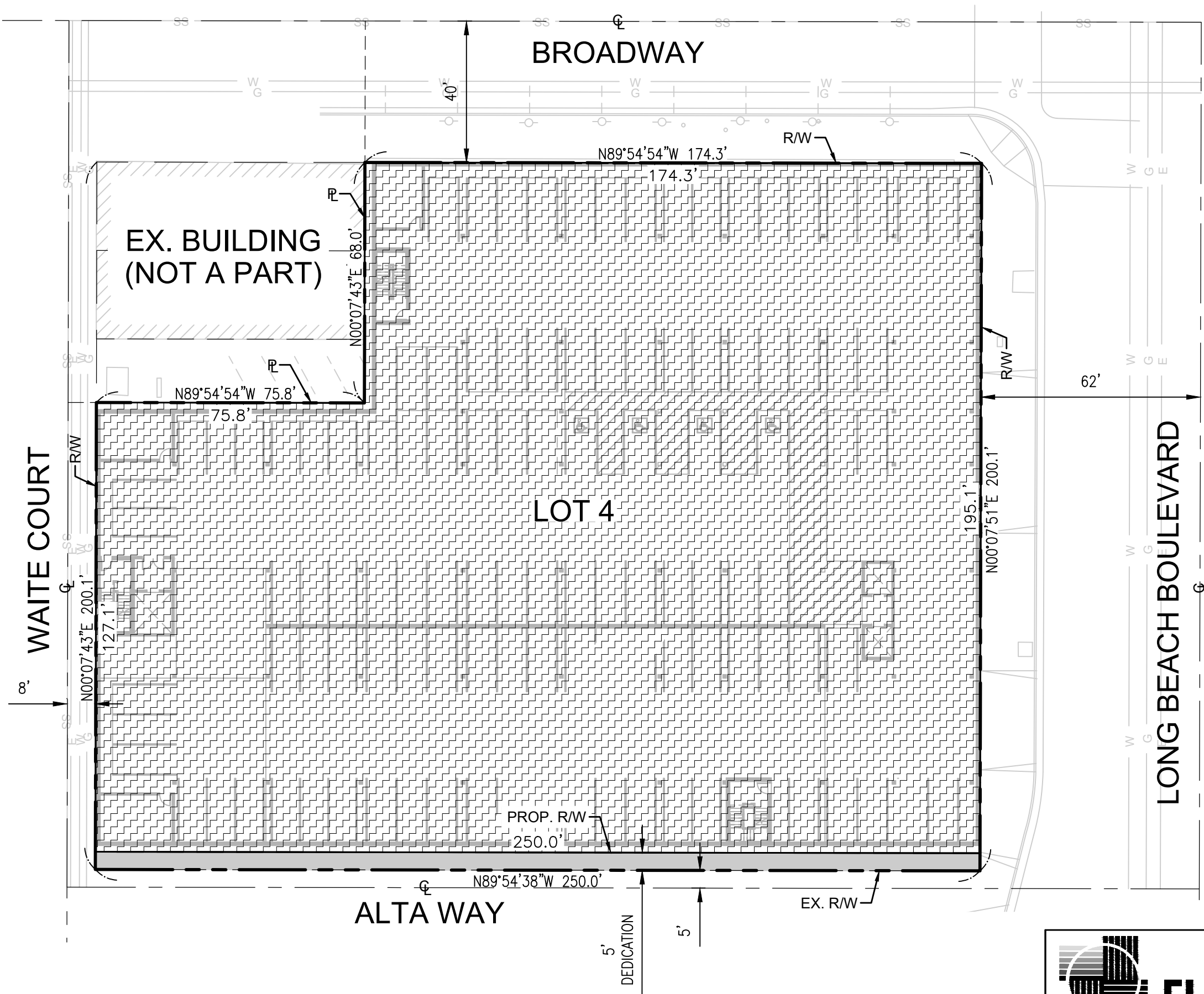
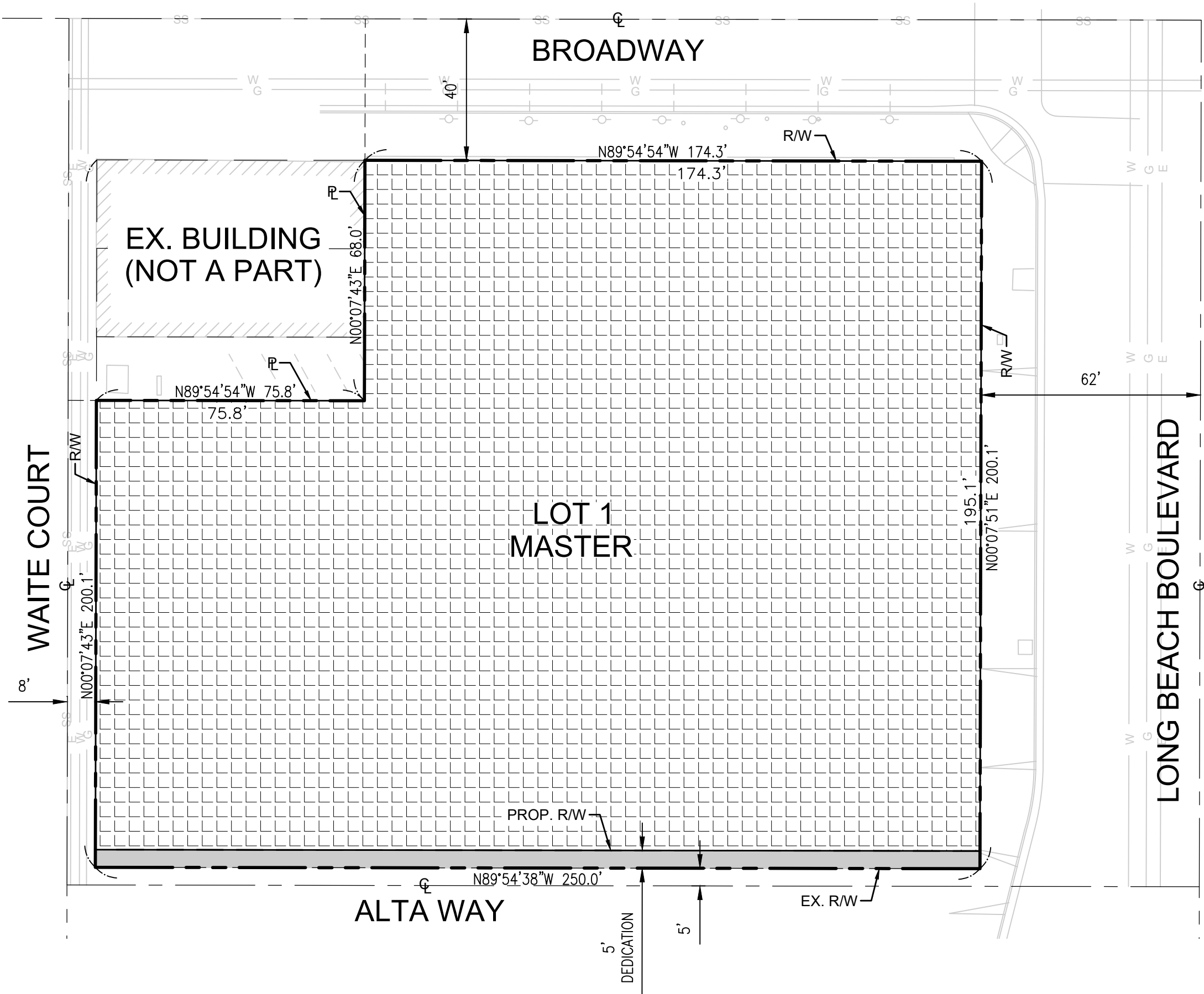
Andrew Jefferson Willford
 Name Date 09/18/18



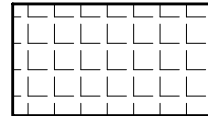
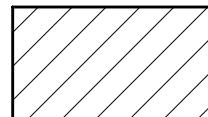
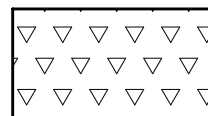
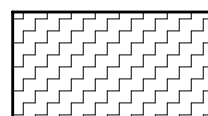

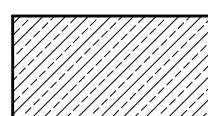
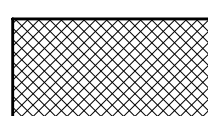
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JOB NO.:	1654.001
DATE:	09/18/18
SHEET 1 OF 5	

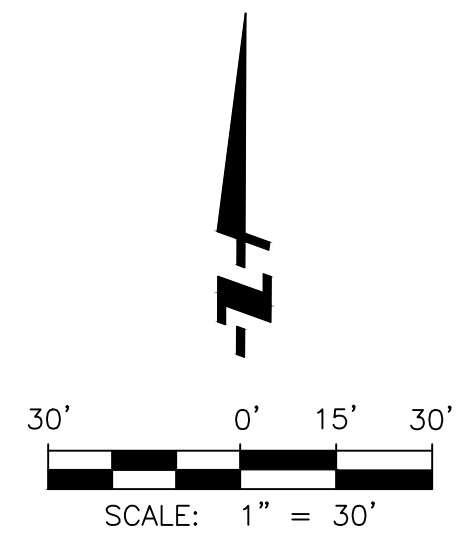
VESTING TENTATIVE TRACT NO. 82155

FOR LOT MERGER AND SUBDIVISION PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

-  GROUND LOT 1: MASTER LOT
-  AIRSPACE LOT 2: RESIDENTIAL UNITS
-  AIRSPACE LOT 3: RETAIL SPACE
-  AIRSPACE LOT 4: PARKING
-  DEDICATE FOR PUBLIC STREET PURPOSES
-  EASEMENT FOR SURFACE ACCESS PURPOSES
-  DEDICATE FOR PUBLIC SIDEWALK PURPOSES



LOT 4
LEVEL P1 & P2

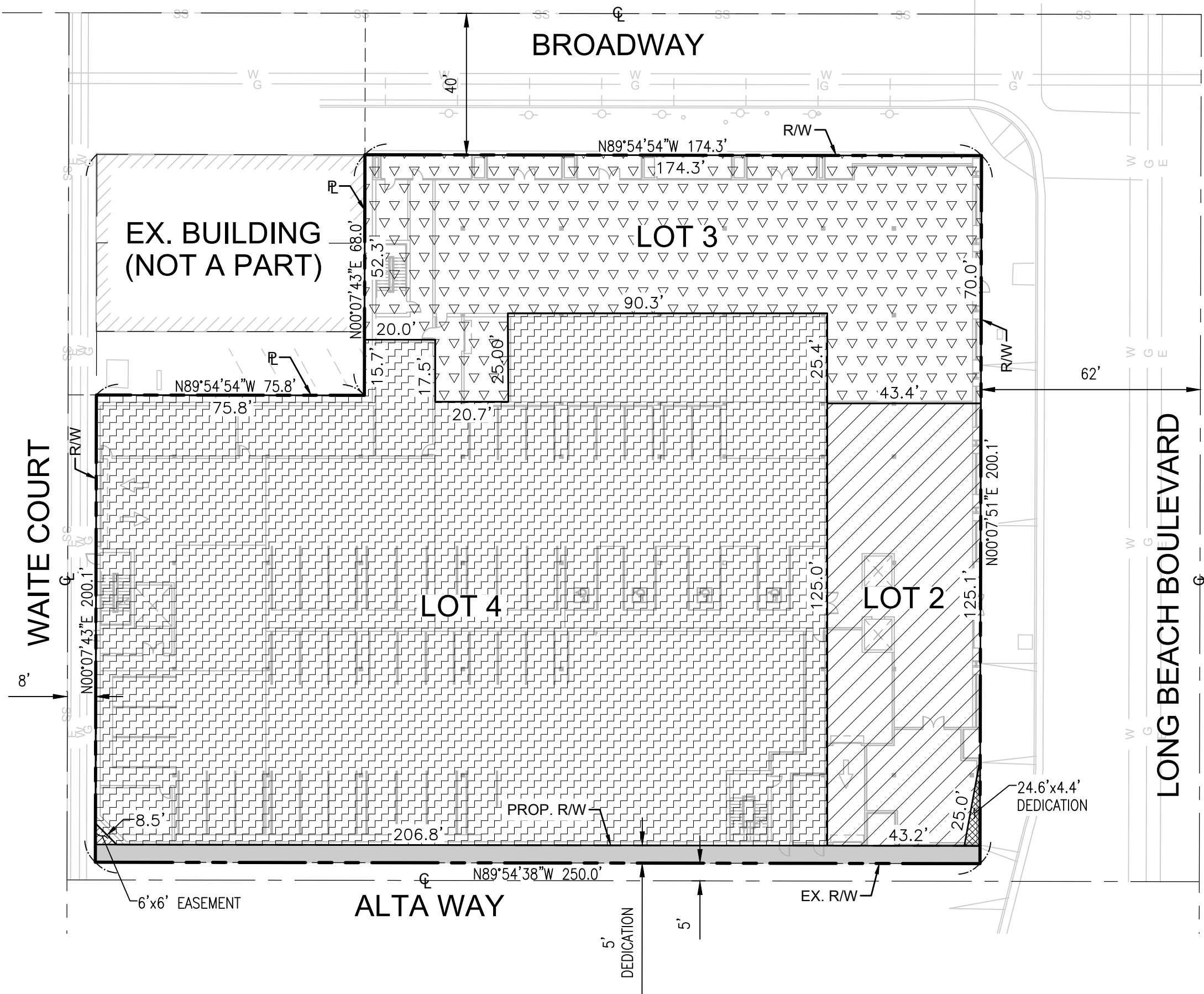
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Name: *Andrew Jefferson Willford* Date: 09/18/18

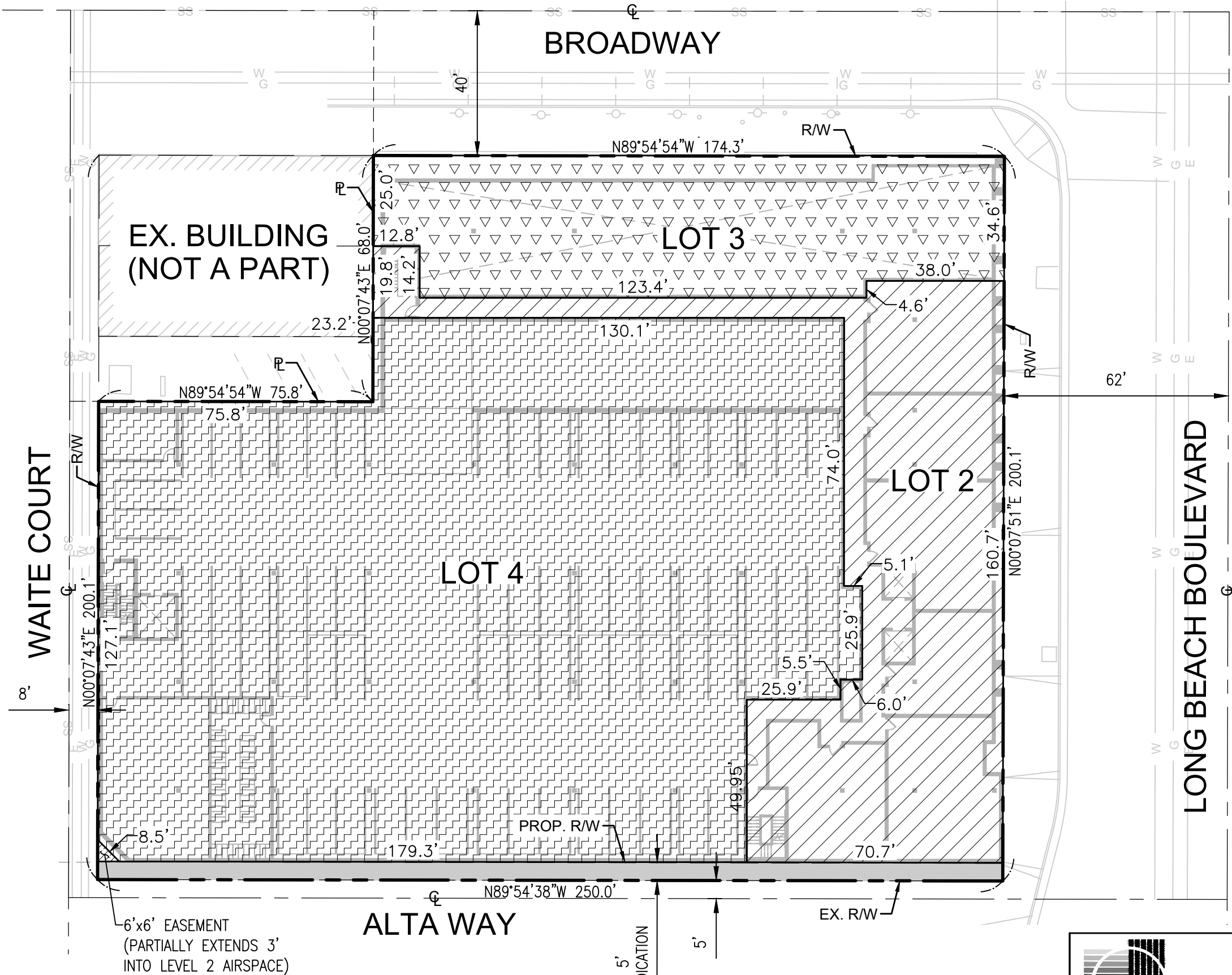


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SHEET 2 OF 5	

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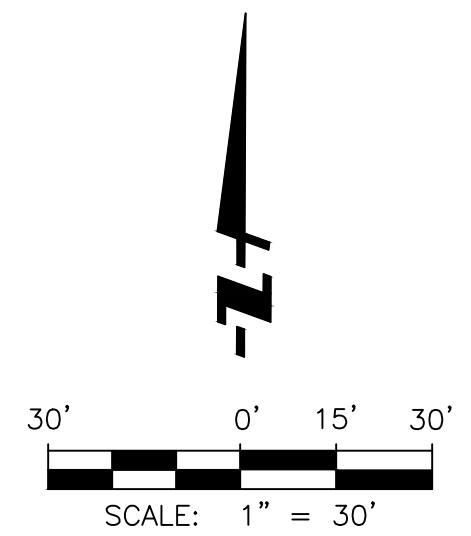
LOTS 2, 3, AND 4
LEVEL 1



LOTS 2, 3, AND 4
LEVEL 2

LEGEND:

- GROUND LOT 1: MASTER LOT
- AIRSPACE LOT 2: RESIDENTIAL UNITS
- AIRSPACE LOT 3: RETAIL SPACE
- AIRSPACE LOT 4: PARKING
- DEDICATE FOR PUBLIC STREET PURPOSES
- EASEMENT FOR SURFACE ACCESS PURPOSES
- DEDICATE FOR PUBLIC SIDEWALK PURPOSES



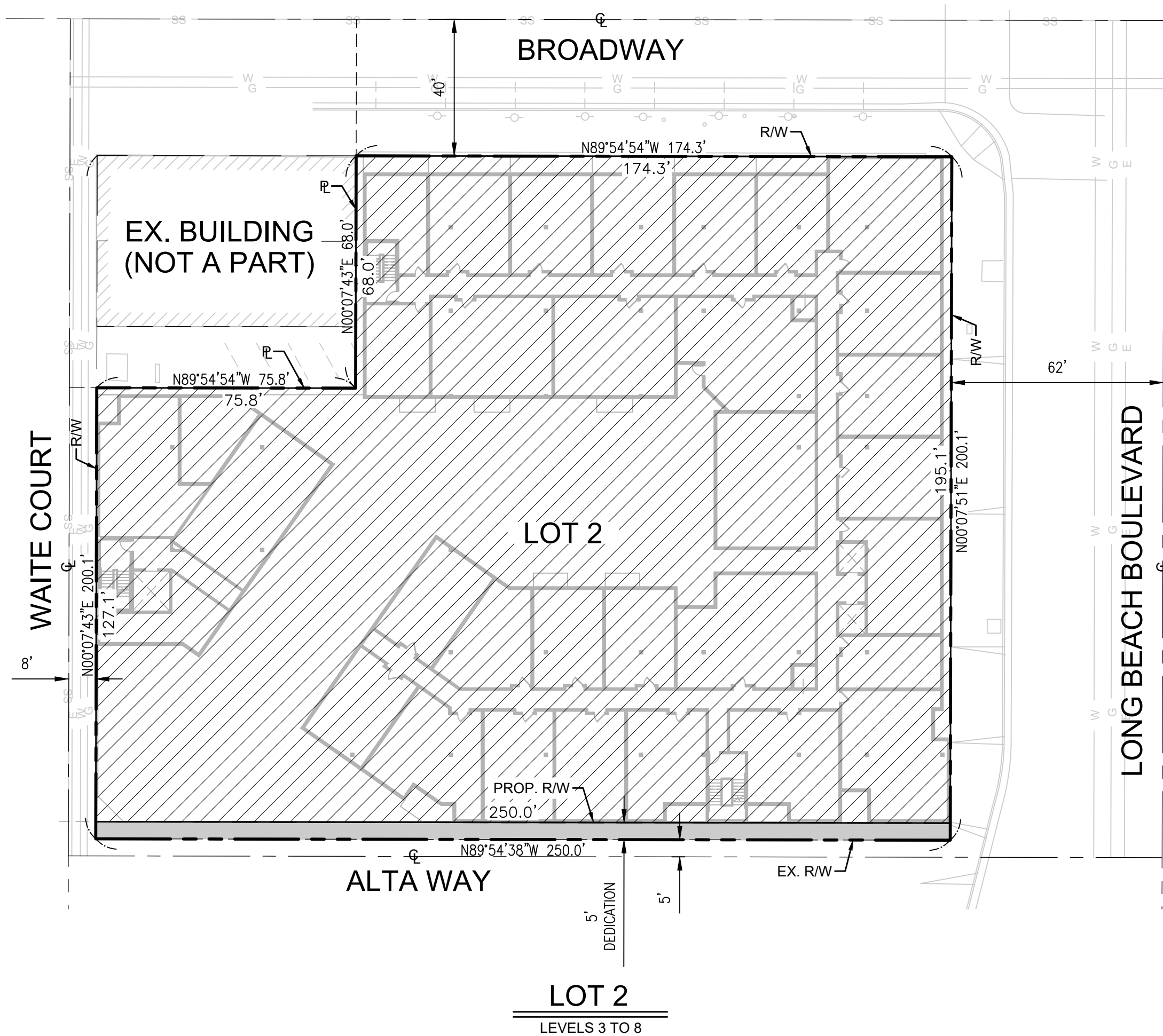
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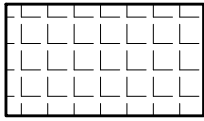
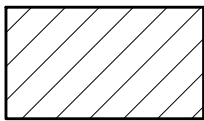
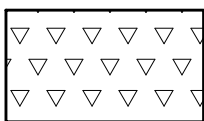
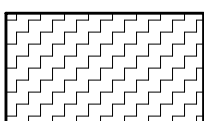


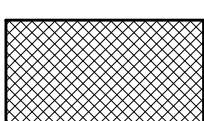


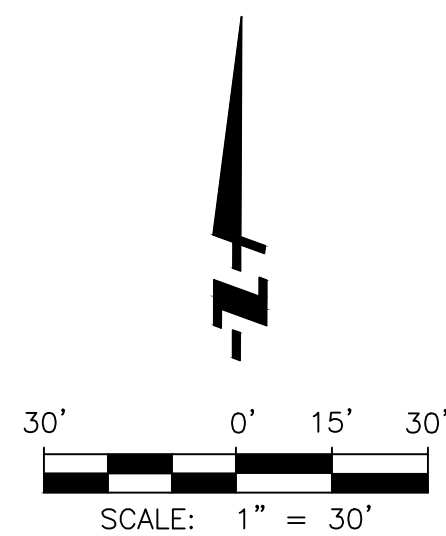
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SHEET 3 OF 5	

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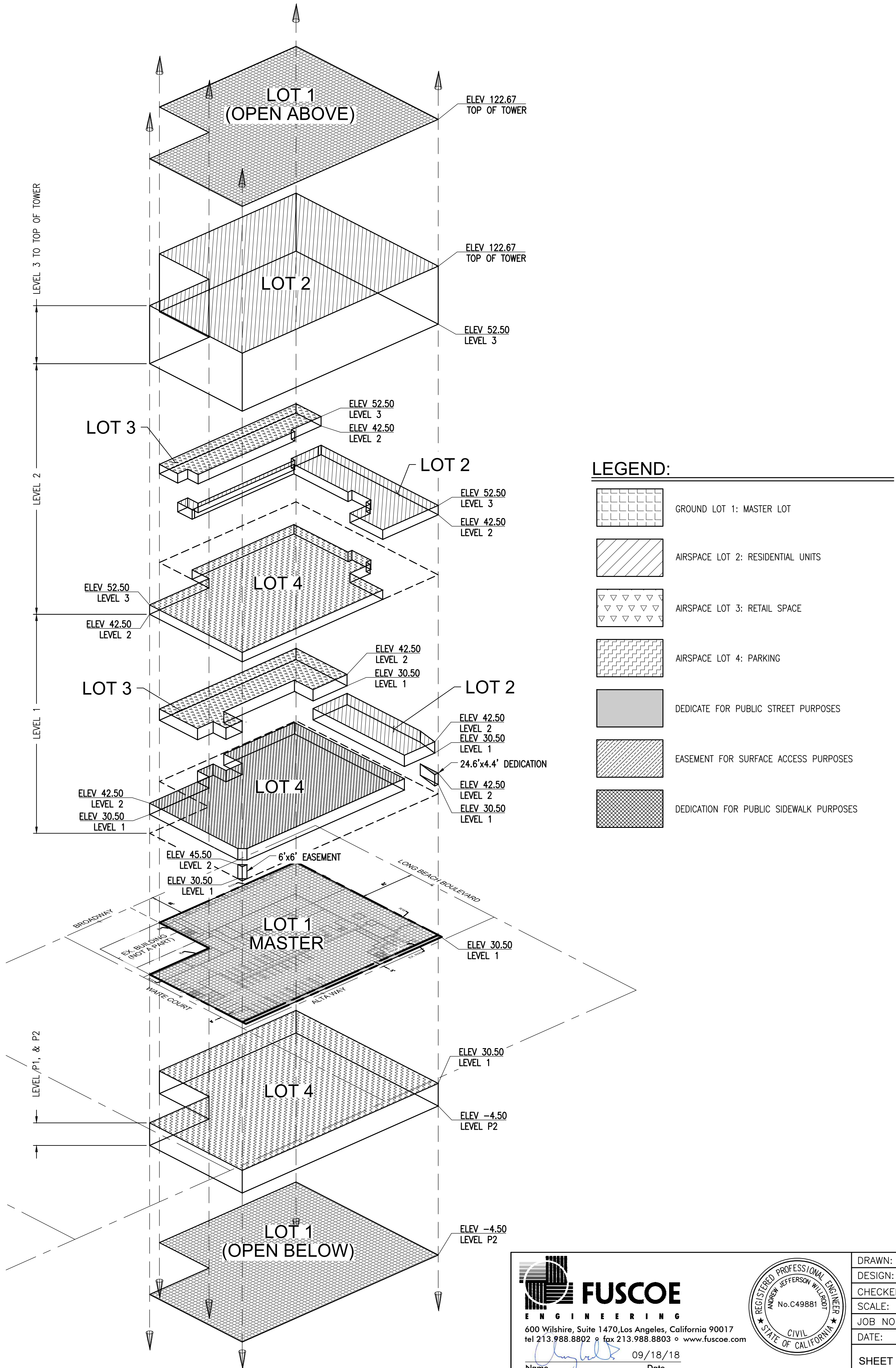
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