

TENTATIVE TRACT MAP 71057

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

FOR CONDOMINIUM PURPOSES

LOTS 23 THROUGH 28 INCLUSIVE OF BLOCK 68 OF THE TOWNSITE OF LONG BEACH
RECORDED IN BOOK 19 PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS MAPS
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MICHAEL A. KUBISTY L.S. 8036 DATE OF SURVEY: MARCH 6, 2009

TOPOGRAPHY AND EXISTING CONDITIONS

PROPERTY ADDRESS
434 AND 425 EAST FOURTH STREET
LONG BEACH, CA

ASSESSOR'S IDENTIFICATION
LOS ANGELES COUNTY A.P.N. 7281-007-066, 7281-007-067,
7281-007-068

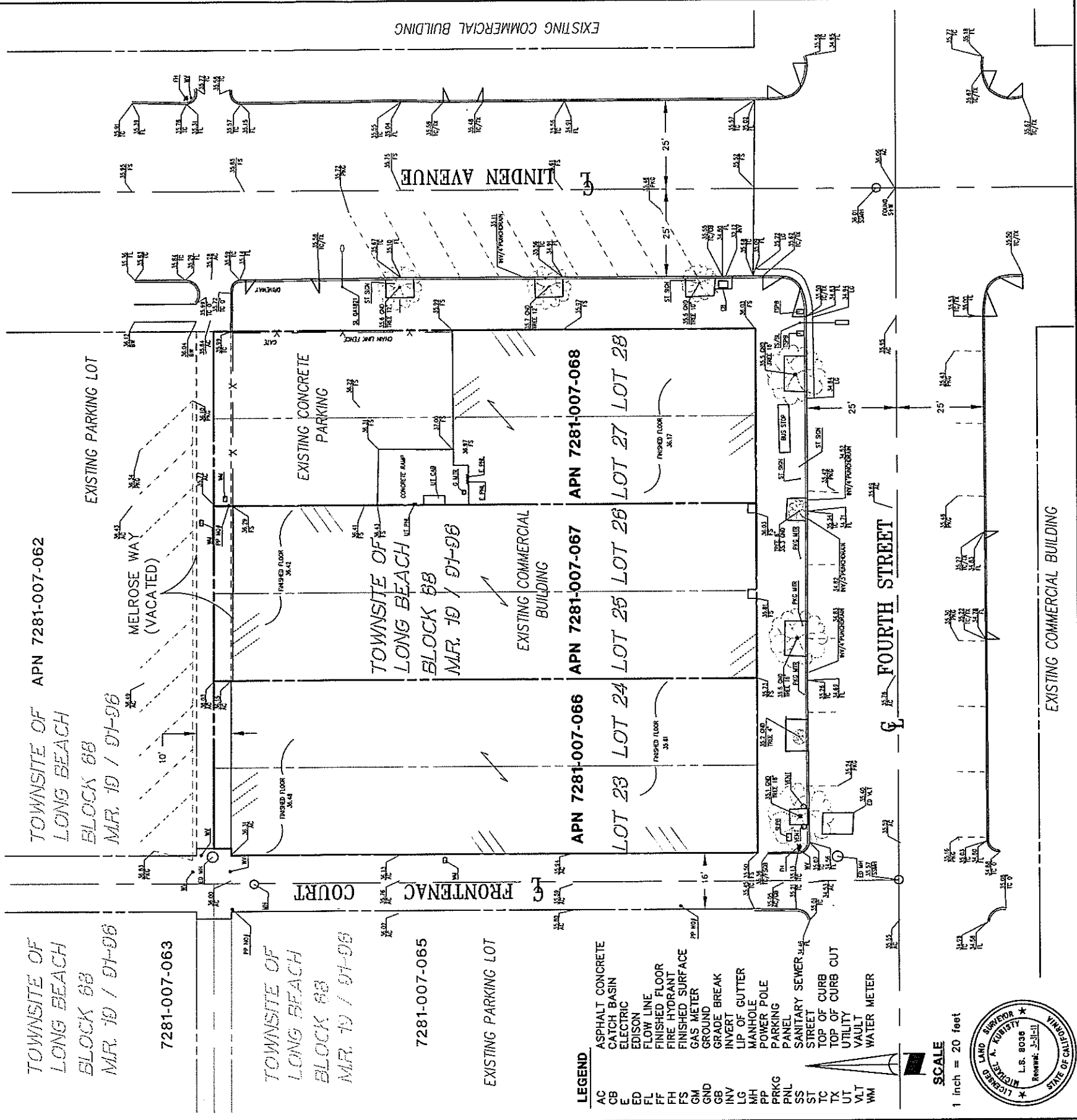
RECORD OWNER
RICHARD LEWIS, MANAGING
PARTNER
EAST VILLAGE PARTNERS, LLC
290 CERRITOS AVE
LONG BEACH, CA 90802

SUBDIVIDER
RICHARD LEWIS, MANAGING PARTNER
EAST VILLAGE PARTNERS, LLC
290 CERRITOS AVE
LONG BEACH, CA 90802

SURVEYOR
MICHAEL A. KUBISTY, LS 8036
MP SURVEYORS
17821 SKY PARK CIRCLE, SUITE L
IRVINE, CA 92614
(949) 250-0272
FAX (949) 250-0275

PROJECT DESCRIPTION
CONVERSION OF EXISTING COMMERCIAL BUILDING INTO 8
INDIVIDUAL COMMERCIAL UNITS AND 1 COMMON AREA.

BENCHMARK
CITY OF LONG BEACH BENCHMARK NO. 1666
ELEVATION = 34.636 FEET NGVD 1929 DATUM 1985 ADJ.
EAST CORNER OF LONG BEACH BLVD @ 5TH ST
BRASS DISK FLUSH PAVANT STAMPED
*CLP BM 1666, 1990" 1.5' E / CURB- ON CL PROD OF
5TH STREET



LEGEND

- AC ASPHALT CONCRETE
- CB CATCH BASIN
- E ELECTRIC
- ED EDISON
- FL FLOW LINE
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FS FINISHED SURFACE
- GM GAS METER
- GND GROUND
- GB GRADE BREAK
- INV INVERT
- LG LIP OF GUTTER
- MH MANHOLE
- MH POWER POLE
- PP PRKG
- PRKG PANEL
- PNL SANITARY SEWER
- SS STREET
- ST TOP OF CURB
- TC TOP OF CURB CUT
- TX UTILITY
- UT VAULT
- VLT VAULT
- WM WATER METER

SCALE
1 inch = 20 feet



TENTATIVE TRACT MAP 71057

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

SHEET 2 OF 3 SHEETS

LOTS 23 THROUGH 28 INCLUSIVE OF BLOCK 68 OF THE TOWNSITE OF LONG BEACH
RECORDED IN BOOK 19 PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS MAPS
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MICHAEL A. KUBISTY L.S. 8036 DATE OF SURVEY: MARCH 6, 2009

EXISTING EASEMENTS

EASEMENTS SHOWN HEREON ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT No.90803-08-834384-01 DATED DECEMBER 31, 2008.

7 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 270, PAGE 134; BOOK 1286, PAGE 80 AND BOOK 1645, PAGE 190 ALL OF DEEDS (BLANKET IN NATURE)

8 RESOLUTION NO. C-25547 ORDERING THE VACATION OF PORTIONS OF THE EAST WEST ALLEY KNOWN AS MELROSE WAY NORTH OF FOURTH STREET AND EAST OF ELM AVENUE, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN BY DOCUMENT NO. 93-2402249 OF THE PUBLIC RECORDS OF SAID COUNTY AND SAID RESOLUTION AS AN EASEMENT FOR PURPOSES DESCRIBED THEREIN SAID RESOLUTION DOCUMENT.

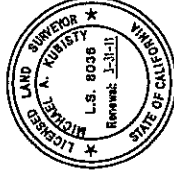
○ DENOTES ITEM PLOTTED HEREON.

THIS TENTATIVE TRACT MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE EAST VILLAGE PARTNERS, LLC ON MARCH 6, 2009

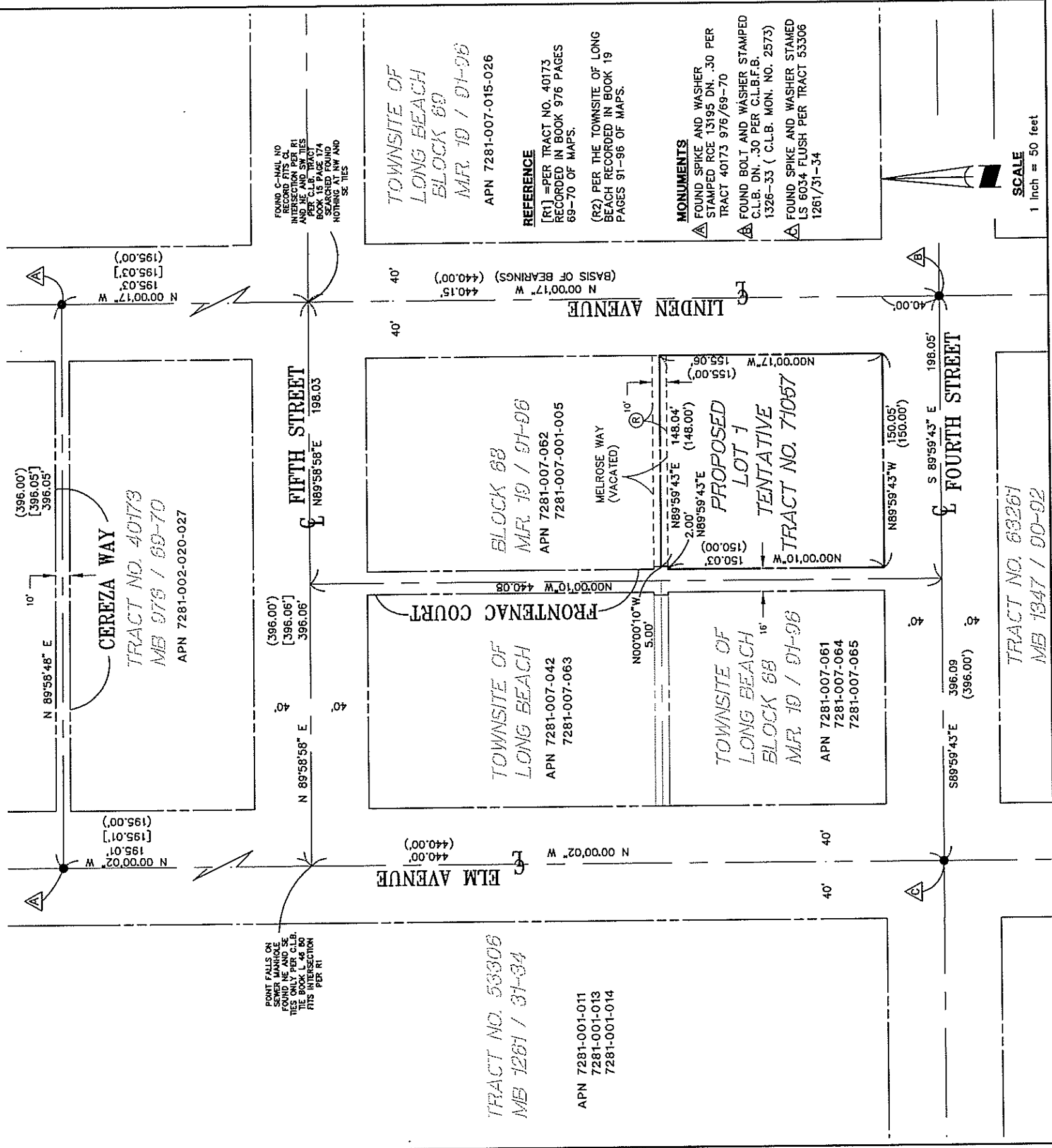
I FURTHER CERTIFY PURSUANT TO SECTION 2015.5 OF THE CODE OF CIVIL PROCEDURE THAT ALL EXISTING EASEMENTS OF RECORD, PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT No. 90803-834384-08, DATED: DECEMBER 31, 2008, ARE SHOWN ON THE TENTATIVE MAP.

BASIS OF BEARINGS

THE CENTERLINE OF LINDEN AVENUE, BEING NORTH 00°00'17" WEST PER TRACT NO. 40173 AS PER MAP RECORDED IN BOOK 976 PAGES 69 AND 70 OF MAPS.



MICHAEL A. KUBISTY LS 8036
EXPIRATION DATE: 03/31/2011



TENTATIVE TRACT MAP 71057

SHEET 3 OF 3 SHEETS

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

FOR CONDOMINIUM PURPOSES

LOTS 23 THROUGH 28 INCLUSIVE OF BLOCK 68 OF THE TOWNSITE OF LONG BEACH
RECORDED IN BOOK 19 PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS MAPS
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

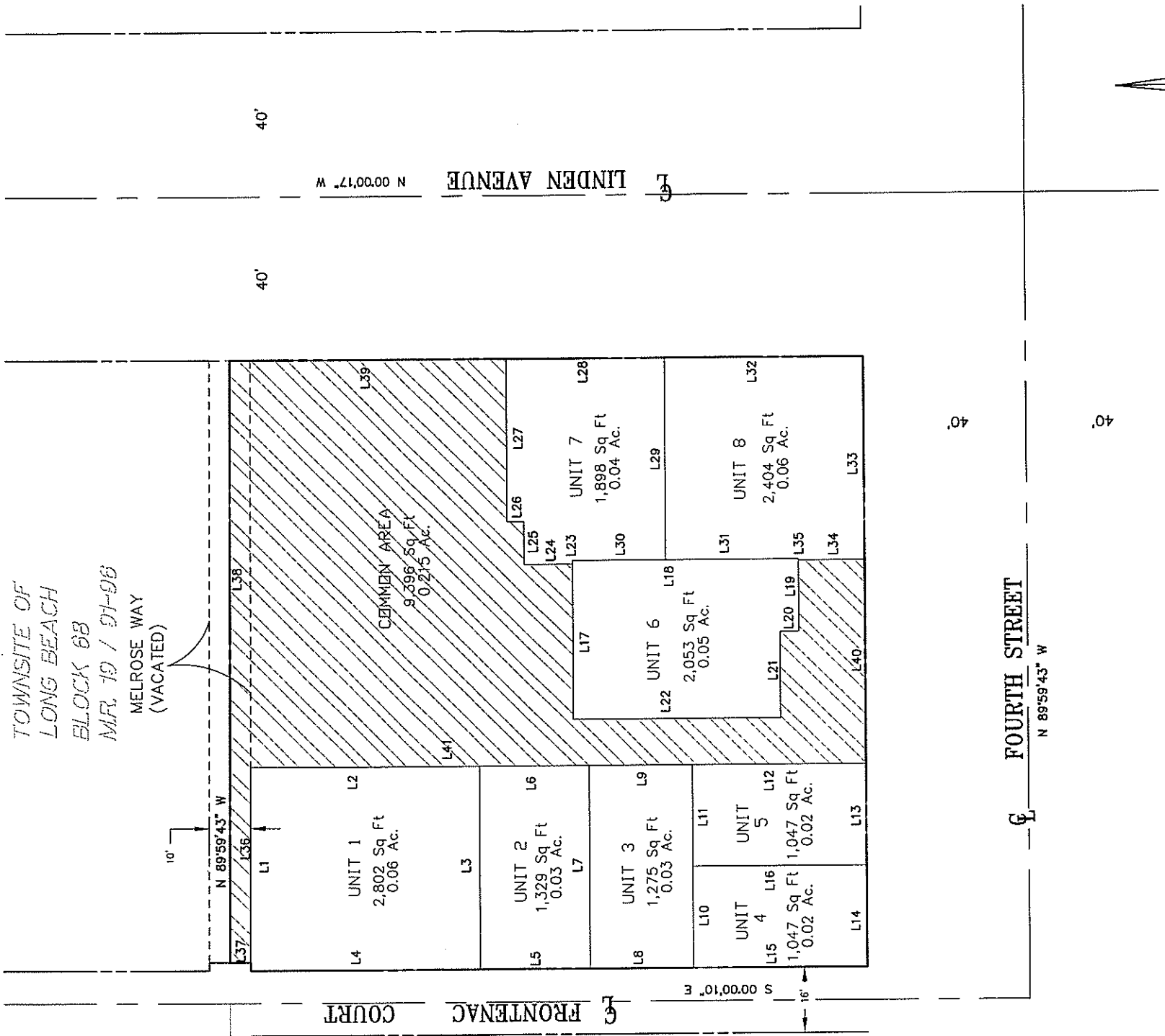
MICHAEL A. KUBISTY L.S. 8036

DATE OF SURVEY: MARCH 6, 2009

PROPOSED UNITS

TOWNSITE OF
LONG BEACH
BLOCK 68
MR. 19 / 91-98

TOWNSITE OF
LONG BEACH
BLOCK 68
MR. 19 / 91-98



LINE TABLE

BEARINGS	DISTANCES
L1 S89°59'43"V	50.00'
L2 N00°00'17"W	56.04'
L3 S89°59'43"V	50.00'
L4 N00°00'10"W	56.04'
L5 N00°00'10"W	26.58'
L6 N00°00'17"W	26.58'
L7 S89°59'43"V	50.00'
L8 N00°00'10"W	25.50'
L9 N00°00'17"W	25.50'
L10 S89°59'43"V	25.00'
L11 S89°59'43"V	25.00'
L12 N00°00'17"W	41.92'
L13 N89°59'43"V	25.00'
L14 N89°59'43"V	25.00'
L15 N00°00'10"W	41.91'
L16 N00°00'17"W	38.91'
L17 S89°59'43"V	17.72'
L18 N00°00'17"W	55.22'
L19 S89°59'43"V	4.52'
L20 N00°00'17"W	21.19'
L21 S89°59'43"V	50.70'
L22 N00°00'17"W	0.89'
L23 S89°59'43"V	11.64'
L24 N00°00'17"W	10.53'
L25 S89°59'43"V	4.17'
L26 N00°00'17"W	40.10'
L27 S89°59'43"V	38.75'
L28 N00°00'17"W	49.75'
L29 S89°59'43"V	22.94'
L30 N00°00'17"W	32.28'
L31 N00°00'17"W	48.31'
L32 N89°59'43"V	50.00'
L33 N00°00'17"W	15.97'
L34 S89°59'43"V	0.25'
L35 S89°59'43"V	48.00'
L36 N00°00'10"W	5.00'
L37 S89°59'43"V	148.04'
L38 N00°00'17"W	68.06'
L39 N89°59'43"V	50.04'
L40 N00°00'17"W	150.04'



SCALE
1 Inch = 20 feet