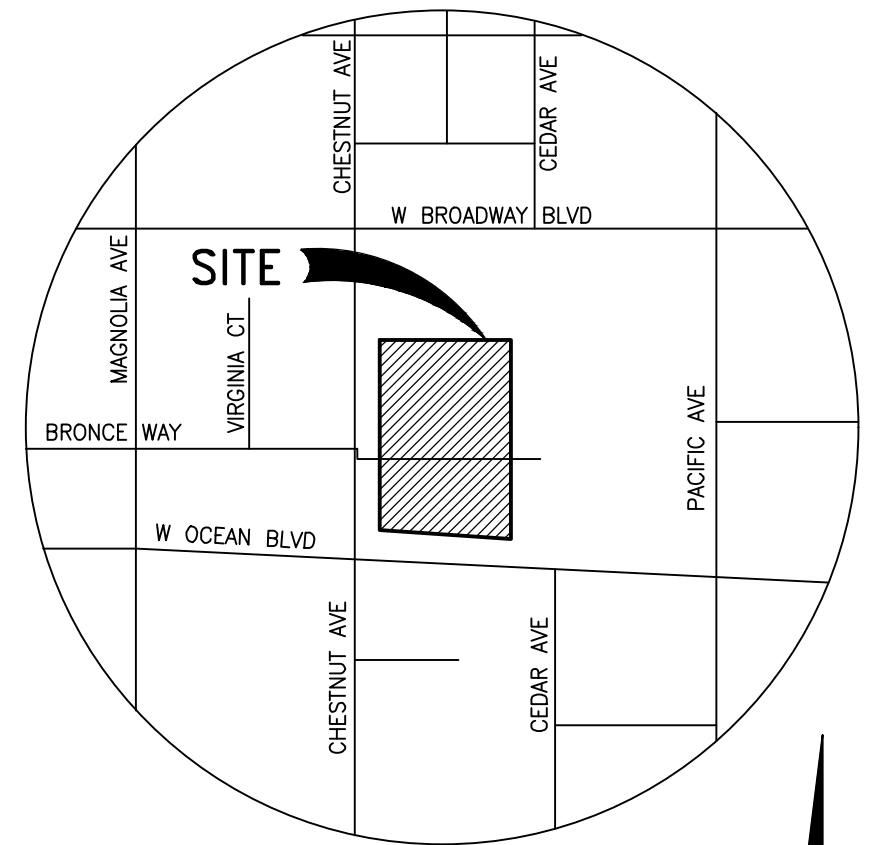
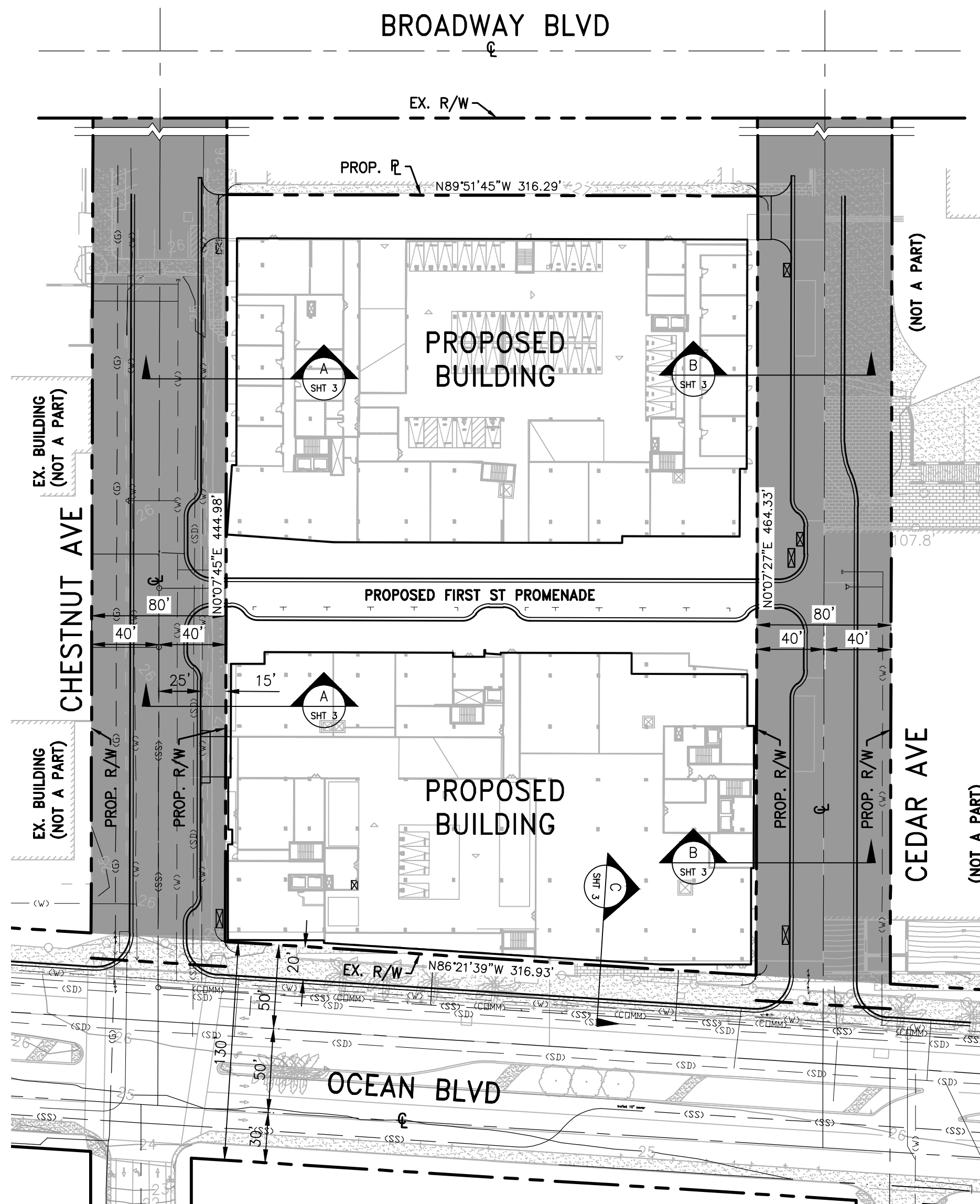


VESTING TENTATIVE TRACT NO. 82912

FOR LOT SUBDIVISION AND CONDOMINIUM PURPOSES

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



VICINITY MAP

THOMAS GUIDE PG. 825-D1
LBPW MAP BOOK PG. 3-G8
NOT TO SCALE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	LEGAL DESCRIPTION
3	LOT ENCROACHMENT SECTIONS
4	LOT DETAILS
5	LOT DETAILS
6	LOT DETAILS
7	ISOMETRIC LOT DETAILS
8	ISOMETRIC LOT DETAILS

LEGEND

	RIGHT-OF-WAY/PROPERTY LINE
	CENTERLINE
	PROPOSED LOT LINE
	CENTERLINE
	RIGHT-OF-WAY
	PROPERTY LINE
	80-FOOT WIDE DEDICATION FOR PUBLIC STREET & SIDEWALK PURPOSES FROM THE SOUTHERN RIGHT-OF-WAY LIMITS OF BROADWAY BLVD. TO THE NORTHERN RIGHT-OF-WAY LIMITS OF OCEAN BLVD.

UTILITY PURVEYORS

WATER:	LONG BEACH WATER DEPARTMENT 1800 EAST WARDLOW RD. LONG BEACH, CA 90807 (562) 570-2300
SEWER:	LONG BEACH WATER DEPARTMENT 1800 EAST WARDLOW RD. LONG BEACH, CA 90807 (562) 570-2300
STORM DRAIN:	CITY OF LONG BEACH PUBLIC WORKS 411 WEST OCEAN BLVD LONG BEACH, CA 90802 (562) 570-6383
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 2800 EAST WILLOW STREET LONG BEACH, CA 90806 (562) 981-2837
GAS:	CITY OF LONG BEACH GAS AND OIL 2400 EAST SPRING STREET LONG BEACH, CA 90806 (562) 570-2000

FINAL MAPPING PHASING NOTE

APPLICANT RESERVES THE RIGHT TO PERFECT FINAL MAPPING IN SEPARATE MULTIPLE PHASES.

SPECIAL PLANNING NOTES

- PROJECT SITE IS NOT LOCATED IN A COASTAL ZONE.
- PROJECT SITE IS LOCATED IN A PLANNED DEVELOPMENT DISTRICT (PD-30).
- PROJECT SITE IS LOCATED IN A PARKING IMPACTED AREA.
- PROJECT SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- PROJECT SITE IS NOT LOCATED IN AN AIRPORT ZONING AREA.

HAZARD NOTES

- PROJECT SITE IS NOT LOCATED IN FLOOD HAZARD ZONE (FLOOD ZONE X PER FEMA MAP PANEL 06037C1964F).
- PROJECT SITE NOT LOCATED IN A LIQUEFACTION ZONE.

TITLE SHEET

OWNER/DEVELOPER

JEFFERSON OCEAN, LLC C/O JPI
12250 EL CAMINO ROAD, SUITE 380
SAN DIEGO, CA 92130
CONTACT: BOB LINDER
TEL: (949) 929-8407
EMAIL: BOB.LINDER@JPI.COM

LOT SUMMARY

- LOT 1: MASTER GROUND LOT - NORTH BUILDING
- LOT 2: MASTER GROUND LOT - SOUTH BUILDING
- LOT 3: LIVE-WORK AIRSPACE LOT - WEST
- LOT 4: LIVE-WORK AIRSPACE LOT - EAST
- LOT 5: RETAIL AIRSPACE LOT
- LOT 6: RETAIL AIRSPACE LOT
- LOT 7: RETAIL AIRSPACE LOT
- LOT 8: RETAIL AIRSPACE LOT
- LOT 9: GROCERY STORE AIRSPACE LOT
- LOT 10: RESIDENTIAL AIRSPACE LOT - NORTH BUILDING
- LOT 11: RESIDENTIAL AIRSPACE LOT - SOUTH BUILDING
- LOT 12: RESIDENTIAL PARKING AIRSPACE LOT - NORTH BUILDING
- LOT 13: RESIDENTIAL PARKING AIRSPACE LOT - SOUTH BUILDING
- LOT 14: RETAIL PARKING AIRSPACE LOT - NORTH BUILDING
- LOT 15: RETAIL/GROCERY PARKING AIRSPACE LOT - SOUTH BUILDING

BENCHMARK

THE BEARINGS SHOWN HEREON ARE BASED THE CALIFORNIA STATE PLANE COORDINATE SYSTEM-NAD 83 (2011) ZONE 5, AS DERIVED FROM STATIC GPS OBSERVATIONS AND NGS-OPUS UTILITY. THE BEARING BETWEEN CORS BASE STATIONS SKYB AND LORS BEING N63°01'11"W PER NGS DATA SHEETS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BASIS OF BEARING

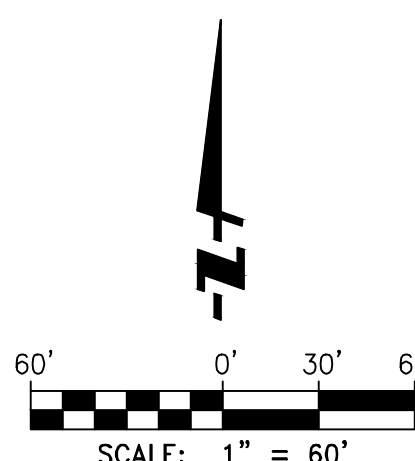
THE ELEVATION OF 28.79 ON BENCH MARK NO. 523 (PACIFIC AVE @ BROADWAY- BRASS DISC FLUSH WITH PAVEMENT STAMPED "CLB BM 523 1990" 27.5' E / CURB 2.5' S / CURB) NGVD 1929 DATUM, 1985 ADJUSTMENT - AS SHOWN IN THE CITY OF LONG BEACH WEBSITE, WAS USED AS THE DATUM FOR THIS SURVEY.

SITE INFORMATION

ASSESSORS PARCEL NO.:	7280-025-902
SITE ADDRESS:	321 WEST OCEAN BLVD LONG BEACH, CA 90802
GROSS SITE AREA (PRE-STREET DEDICATION):	200,039 SF (4.59 AC)
NET SITE AREA (POST-STREET DEDICATION):	143,814 SF (3.30 AC)

CONDOMINIUM SUMMARY

- LOT 3 HAS A CONDOMINIUM ALLOCATION OF FOUR (4) RESIDENTIAL CONDOMINIUMS.
- LOT 4 HAS A CONDOMINIUM ALLOCATION OF FIVE (5) RESIDENTIAL CONDOMINIUMS.
- LOT 5 HAS A CONDOMINIUM ALLOCATION OF THREE (3) COMMERCIAL CONDOMINIUMS.
- LOT 6 HAS A CONDOMINIUM ALLOCATION OF FOUR (4) COMMERCIAL CONDOMINIUMS.
- LOT 7 HAS A CONDOMINIUM ALLOCATION OF FOUR (4) COMMERCIAL CONDOMINIUMS.
- LOT 8 HAS A CONDOMINIUM ALLOCATION OF SEVEN (7) COMMERCIAL CONDOMINIUMS.



FUSCOE
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tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

Cheryl **FEB. 13, 2020**
Name Date



DRAWN:	EC
DESIGN:	EC
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	577.007
DATE:	02/13/20
SHEET 1 OF 8	

VESTING TENTATIVE TRACT NO. 82912

FOR LOT SUBDIVISION AND CONDOMINIUM PURPOSES

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

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:

PARCEL 1:

ALL OF LOTS 7 THROUGH 40 AND THOSE PORTIONS OF LOTS 5 AND 6 OF BLOCK 107 AND THAT PORTION OF OCEAN BOULEVARD (FORMERLY OCEAN PARK AVENUE) AND VACATED STREETS AND ALLEYS IN THE TOWNSITE OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 91 THROUGH 96 OF MISCELLANEOUS RECORDS, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF SAID OCEAN BOULEVARD, 100 FEET IN WIDTH, WITH THE CENTERLINE OF VACATED CEDAR AVENUE (FORMALLY CEDAR), 80 FEET IN WIDTH, AS SHOWN ON SAID MAP OF THE TOWNSITE OF LONG BEACH; THENCE ALONG THE CENTERLINE OF SAID OCEAN BOULEVARD N 86°21'45" W, 393.87 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTERLINE N 86°20'00" W, 3.09 FEET TO THE CENTERLINE INTERSECTION OF VACATED CHESTNUT AVENUE (FORMALLY CHESTNUT), 80 FEET IN WIDTH, AS SHOWN ON SAID MAP OF THE TOWNSITE OF LONG BEACH; THENCE ALONG THE CENTERLINE OF SAID CHESTNUT AVENUE N 0°07'45" E, 492.63 FEET; THENCE S 89°51'45" E, 396.25 FEET TO THE CENTERLINE OF SAID VACATED CEDAR AVENUE; THENCE ALONG THE CENTERLINE OF SAID CEDAR AVENUE S 0°07'59" W, 516.87 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM LOT 9 IN BLOCK 107 THEREFROM, ALL OIL, GAS, HYDROCARBONS AND MINERALS, OF EVERY KIND AND CHARACTER, LYING MORE THAN 200 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL THROUGH AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 200 FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE INCIDENT TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBONS OR MINERALS FROM SAID OR OTHER LANDS, PROVIDED, HOWEVER, THAT SAID GRANTORS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 200 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, ALL RIGHTS OF GRANTORS, THEIR SUCCESSORS AND ASSIGNS, IN AND TO THE SURFACE OF SAID LAND AND IN AND TO THOSE PORTIONS OF SAID LAND BELOW THE SURFACE, DOWN TO AND INCLUDING 200 FEET BELOW THE SURFACE, BEING HEREBY GRANTED AND TRANSFERRED TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS EXCEPTED BY STIRLING G. PILLSBURY, WHO ACQUIRED TITLE AS STERLING G. PILLSBURY, AND HELEN PILLSBURY, HIS WIFE, RECORDED SEPTEMBER 12, 1963 AS INSTRUMENT NO. 1303 IN BOOK D-2178 PAGE 767 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM LOT 10 IN BLOCK 107, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 200 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 200 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID OR OTHER LANDS; PROVIDED, HOWEVER, THAT SAID GRANTORS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 200 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, ALL RIGHTS OF GRANTORS, THEIR SUCCESSORS AND ASSIGNS, IN AND TO THE SURFACE OF SAID LAND AND IN AND TO THOSE PORTIONS OF SAID LAND BELOW THE SURFACE, DOWN TO AND INCLUDING 200 FEET BELOW THE SURFACE, BEING HEREBY RELEASED AND TRANSFERRED TO THE CITY OF LONG BEACH, ITS SUCCESSORS AND ASSIGNS, AS EXCEPTED BY THOMAS ROY ELDER AND HILDA ELIZABETH ELDER, HIS WIFE, IN DEED RECORDED SEPTEMBER 20, 1965 AS INSTRUMENT NO. 713 IN BOOK D-3053 PAGE 539, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 11 AND 13 IN BLOCK 107 ALL OIL, GAS, HYDROCARBONS AND MINERALS OF EVERY KIND AND CHARACTER, LYING MORE THAN 200 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL THROUGH AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 200 FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE INCIDENT TO THE EXPLORATION FOR AND PRODUCTION OF ALL OIL, GAS, HYDROCARBONS OR MINERALS, FROM SAID OR OTHER LANDS, PROVIDED, HOWEVER, THAT SAID GRANTORS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 200 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, ALL RIGHTS OF GRANTORS, THEIR SUCCESSORS AND ASSIGNS, IN AND TO THE SURFACE OF SAID LAND AND IN AND TO THOSE PORTIONS OF SAID LAND BELOW THE SURFACE, DOWN TO AND INCLUDING 200 FEET BELOW THE SURFACE, BEING HEREBY GRANTED AND TRANSFERRED TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RESERVED BY STIRLING G. PILLSBURY WHO ACQUIRED TITLE AS STERLING G. PILLSBURY AND HELEN PILLSBURY, HIS WIFE, IN DEED RECORDED NOVEMBER 5, 1962 AS INSTRUMENT NO. 1367 IN BOOK D-1812 PAGE 902 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 15 AND 17 IN BLOCK 107 ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 200 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 200 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 200 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES, WHATSOEVER, AS RESERVED BY AVA LOUISE MCALLISTER, AS EXECUTRIX OF THE ESTATE OF EUGENE EMMONS, DECEASED, ALSO KNOWN AS JESSIE EUGENE EMMONS, ALSO KNOWN AS JESSE E. EMMONS, ALSO KNOWN AS J. E. EMMONS, DECEASED, IN DEED RECORDED MAY 26, 1965 AS INSTRUMENT NO. 826 IN BOOK D-2917 PAGE 457 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 19 AND 21 IN BLOCK 107 ALL OIL, GAS, HYDROCARBONS AND MINERALS, OF EVERY KIND AND CHARACTER, LYING MORE THAN 200 FEET BELOW THE SURFACE OF SAID LAND TOGETHER WITH THE RIGHT TO DRILL THROUGH AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 200 FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE INCIDENT TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBONS OR MINERALS FROM SAID OR OTHER LANDS, WITH NO RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 200 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY CARM J. TRYON AND LOU M. TRYON, HIS WIFE, IN DEED RECORDED MARCH 9, 1965 AS INSTRUMENT NO. 922 IN BOOK D-2824 PAGE 544, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE EAST 15 FEET OF LOT 31, EXCEPT THE NORTH 50 FEET THEREOF, AND ALL OF LOTS 32, 33 AND 34 IN BLOCK 107 ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY CLARE D. HAMMAN AND HELEN S. HAMMAN, HIS WIFE, IN DEED RECORDED APRIL 13, 1966 AS INSTRUMENT NO. 537 IN BOOK D-3269 PAGE 575, OFFICIAL RECORDS AND AUGUST 1, 1966 AS INSTRUMENT NO. 393 IN BOOK D-3383 PAGE 448, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 35, 36, 37, 38, 39 AND 40 IN BLOCK 107 ALL OIL, GAS AND OTHER HYDROCARBONS, IN, UNDER OR THAT MAY BE PRODUCED AND SAVED FROM THOSE PORTIONS THEREOF LOCATED MORE THAN 200 FEET BELOW THE SURFACE, TOGETHER WITH ALL RIGHTS OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL FOR, DEVELOP, TAKE, REMOVE AND SEVER THE SAME, OR ANY PART THEREOF, FROM SAID LANDS, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LANDS, OR ANY PORTION THEREOF, WITHIN 200 FEET OF THE SURFACE, IN CONNECTION WITH THE DEVELOPMENT OR REMOVAL OF SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS EXCEPTED BY ELKS BUILDING & HOLDING ASSOCIATION OF LONG BEACH, INC., A CORPORATION, IN DEEDS RECORDED FEBRUARY 27, 1959 AS INSTRUMENT NO. 1520 IN BOOK D-380 PAGE 620 OFFICIAL RECORDS AND OCTOBER 11, 1960 AS INSTRUMENT NO. 844 IN BOOK D-1002 PAGE 339, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 12, 14, 16 OF BLOCK 107, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY CARNES F. ELDER, AS TO AN UNDIVIDED ONE-HALF INTEREST AND CARNES F. ELDER AS TRUSTEE UNDER THE WILL OF CHARLES S. ELDER, DECEASED, AS TO AN UNDIVIDED ONE-HALF INTEREST, IN DEED RECORDED MAY 8, 1969 AS INSTRUMENT NO. 300 IN BOOK D-463 PAGE 265 OF OFFICIAL RECORDS

ALSO EXCEPT FROM LOTS 23, 25 AND 27 OF BLOCK 107, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID LAND OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY GLADYS LIVSEY PORTEOUS, AS HER SEPARATE PROPERTY, IN DEED RECORDED SEPTEMBER 22, 1969 AS INSTRUMENT NO. 192 IN BOOK D-4503 PAGE 53, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 18, 20 AND 22 IN BLOCK 107, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID LAND OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY MINNIE M. BERGER, AS EXECUTRIX OF THE ESTATE OF PETER HERMAN BERGER IN DEED RECORDED DECEMBER 1, 1969 AS INSTRUMENT NO. 76, IN BOOK D-4568 PAGE 619, OFFICIAL RECORDS, AND IN DEED BY MINNIE M. BERGER, A WIDOW, RECORDED DECEMBER 1, 1969 AS INSTRUMENT NO. 77 IN BOOK D-4568 PAGE 623, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY IN FINAL ORDER OF CONDEMNATION, CASE NO. SOC 21024, LOS ANGELES COUNTY, SUPERIOR COURT. A CERTIFIED COPY OF SAID ORDER RECORDED DECEMBER 3, 1970 AS INSTRUMENT NO. 2497 IN BOOK D-4906 PAGE 302, OFFICIAL RECORDS.

EXCEPTING FROM LOTS 5, 6, 7 AND 8 IN BLOCK 107 AND THAT PORTION OF THE DEL REY COURT (16 FEET WIDE) ADJOINING SAID LOTS ON THE EAST AND WEST THAT WOULD PASS BY A LEGAL CONVEYANCE OF SAID LOTS, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 200 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 200 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 200 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION, IN DEED RECORDED JULY 15, 1969 AS INSTRUMENT NO. 410, IN BOOK D-4414 PAGE 515 OF OFFICIAL RECORDS.

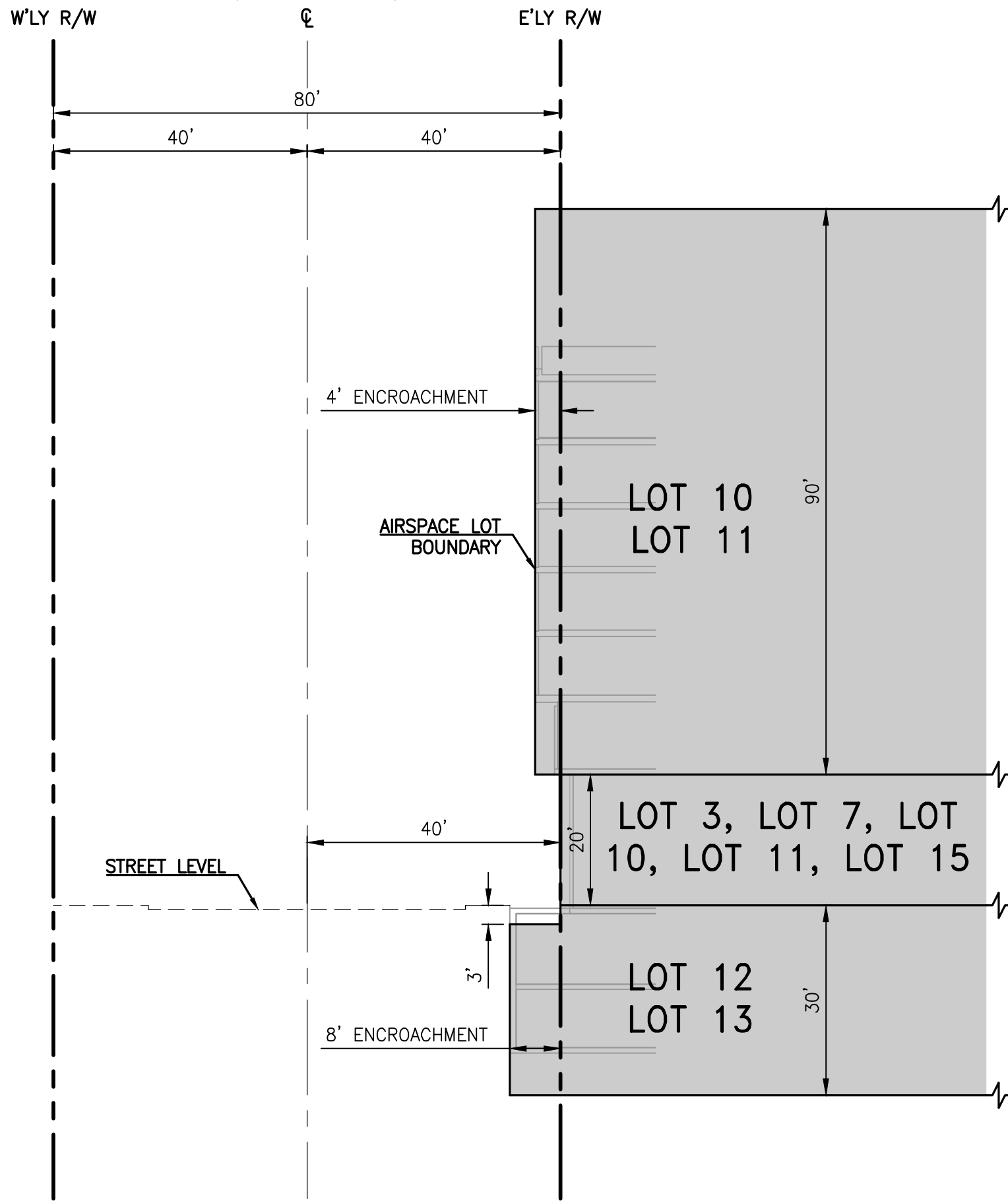
EXCEPT FROM LOTS 6 AND 8 AND THAT PORTION OF DEL REY COURT (16 FEET WIDE) ADJOINING SAID LOTS ON THE EAST THAT WOULD PASS BY A LEGAL CONVEYANCE OF SAID LOTS ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID LAND OR OTHER LANDS, BUT WITHOUT HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY GERTRUDE R. DAVES; RECORDED MARCH 7, 1969 IN BOOK D-4300 PAGE 11, AS INSTRUMENT NO. 245 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

 <p>FUSCOE ENGINEERING</p> <p>600 Wilshire, Suite 1470, Los Angeles, California 90017 tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com</p> <p><i>Charles</i> FEB. 13, 2020</p> <p>Name Date</p>	 <p>REGISTERED PROFESSIONAL ENGINEER ANDREW JEFFERSON WILCOX No. C49881 CIVIL STATE OF CALIFORNIA</p>	DRAWN: EC
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	CHECKED: AW	
	SCALE: AS SHOWN	
	JOB NO.: 577.007	
DATE: 02/13/20		
SHEET 2 OF 8		

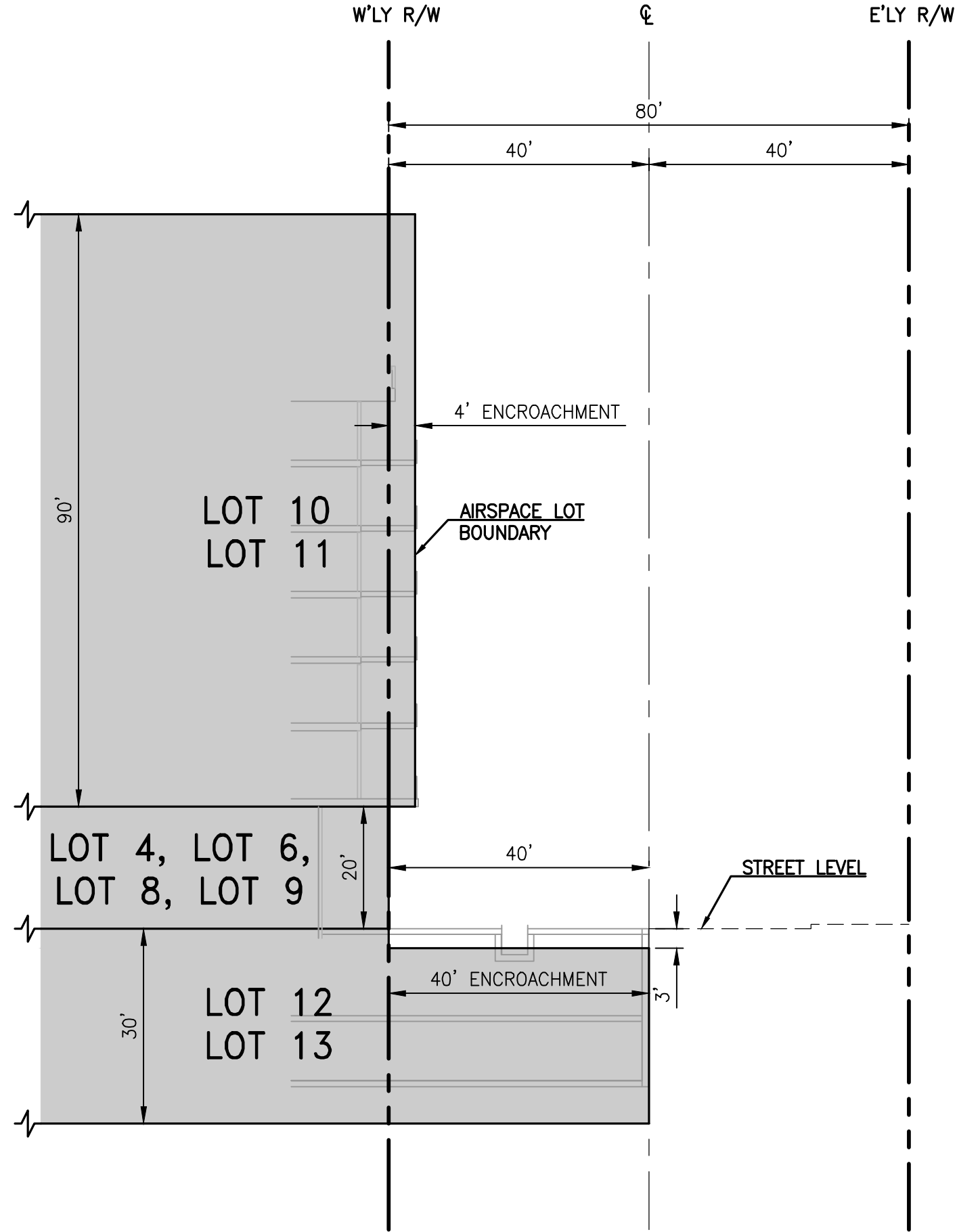
VESTING TENTATIVE TRACT NO. 82912
FOR LOT SUBDIVISION AND CONDOMINIUM PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CHESTNUT AVE
 (SEE NOTE BELOW)



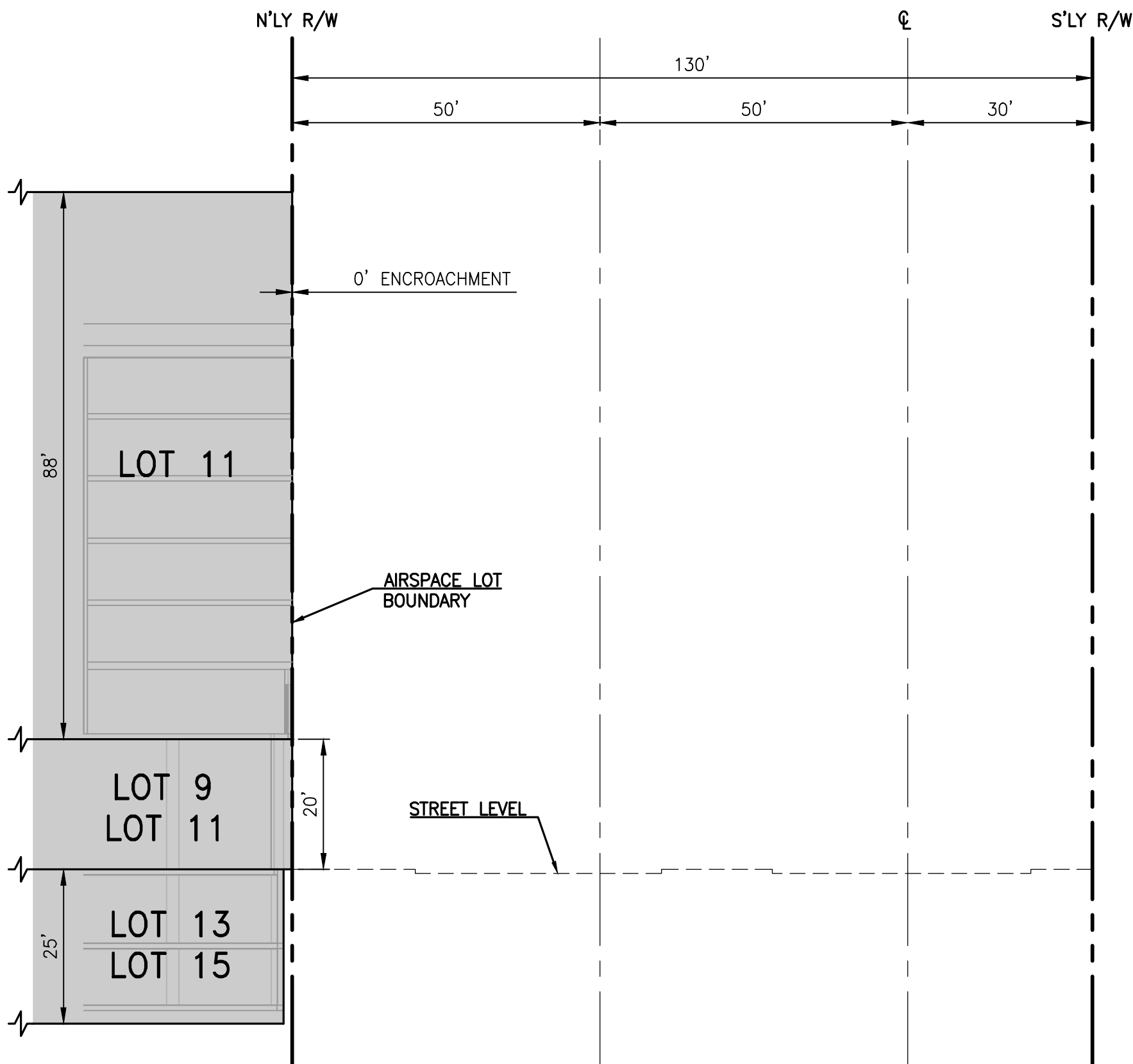
SECTION A-A
 NTS

CEDAR AVE
 (SEE NOTE BELOW)



SECTION B-B
 NTS

OCEAN BLVD



SECTION C-C
 NTS

LEGEND

- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- PROPOSED LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- AIRSPACE LOT EXTENTS

NOTE: ARCHITECTURAL FEATURES FOR REFERENCE ONLY. SEE ARCHITECTURAL ENTITLEMENT PACKAGE FOR DETAILS.

SEE SHEETS 4 THROUGH 8 FOR LOT DETAILS AND AIRSPACE LIMITS.

NOTE: THROUGH THIS MAP, RIGHT-OF-WAY LIMITS FOR CHESTNUT AVE AND CEDAR AVE STREET EASEMENTS ARE TO BE DEDICATED FROM THE SOUTHERN RIGHT-OF-WAY LIMITS OF BROADWAY BLVD. TO THE NORTHERN RIGHT-OF-WAY LIMITS OF OCEAN BLVD.

LOT ROW ENCROACHMENT SECTIONS

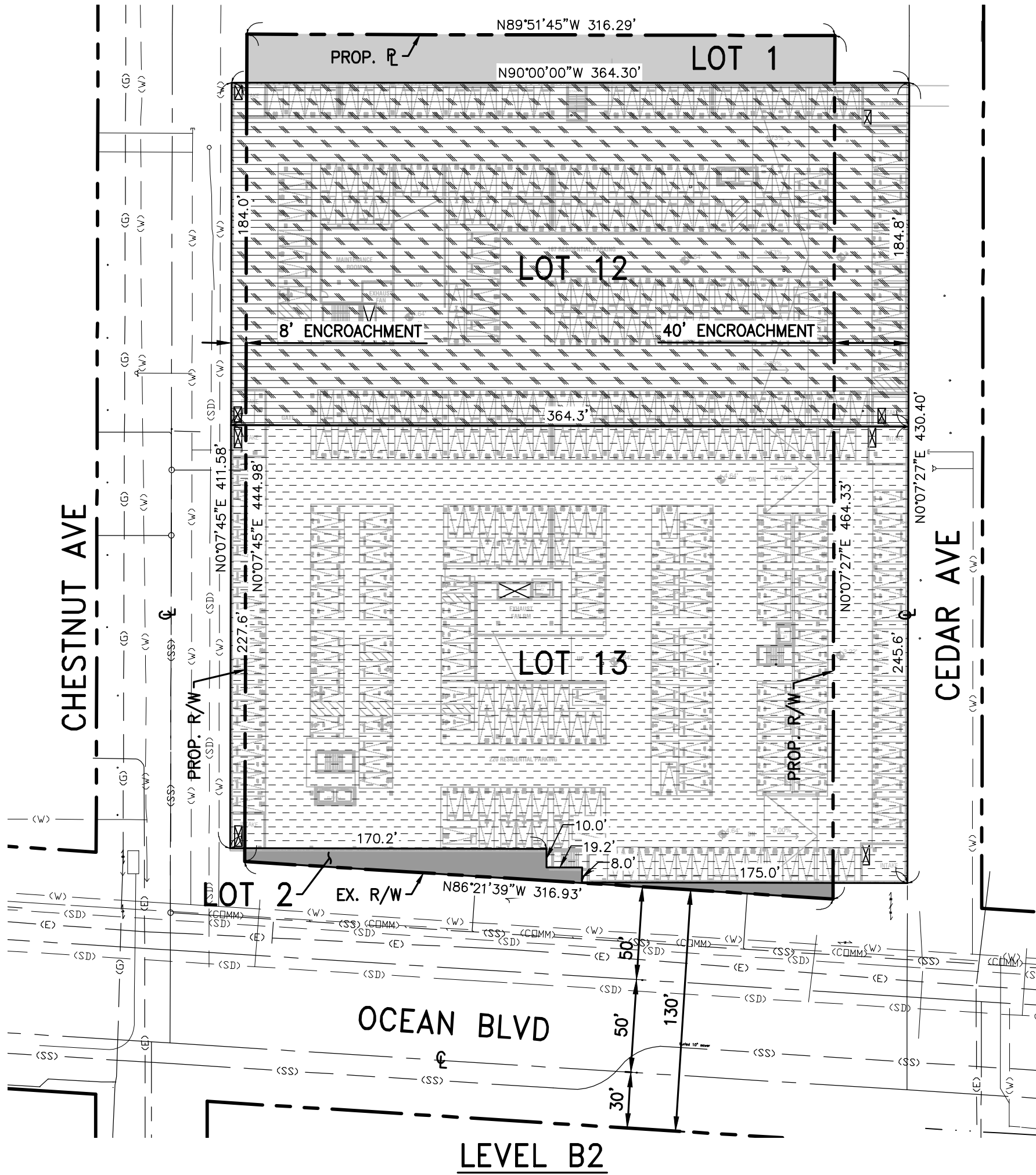
FUSCOE
 ENGINEERING
 600 Wilshire, Suite 1470, Los Angeles, California 90017
 Tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

Andrew Jefferson Willodot
 Name Date **FEB. 13, 2020**

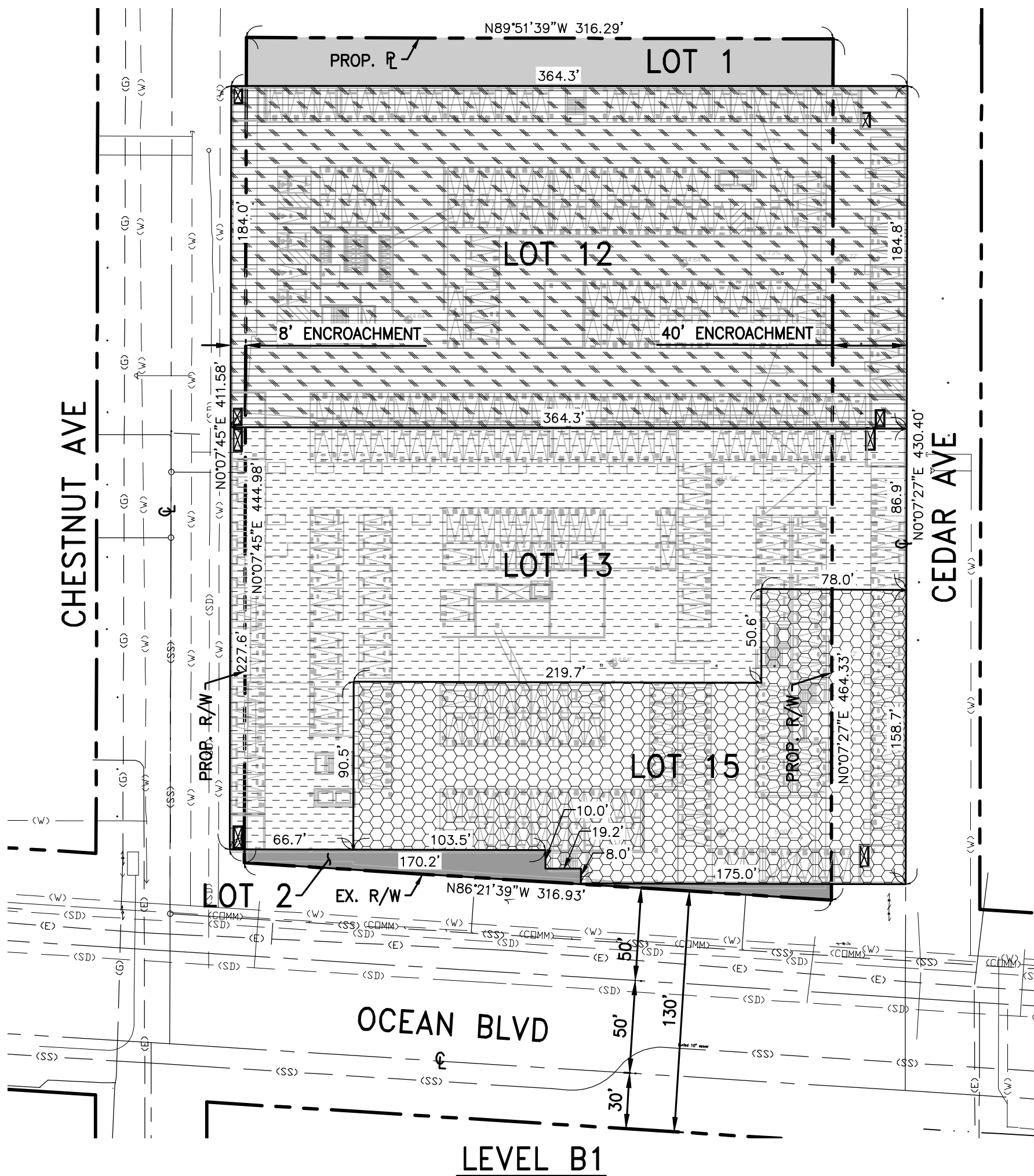


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DESIGN:	EC
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	577.007
DATE:	02/13/20
SHEET 3 OF 8	

VESTING TENTATIVE TRACT NO. 82912
FOR LOT SUBDIVISION AND CONDOMINIUM PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEVEL B2



LEVEL B1

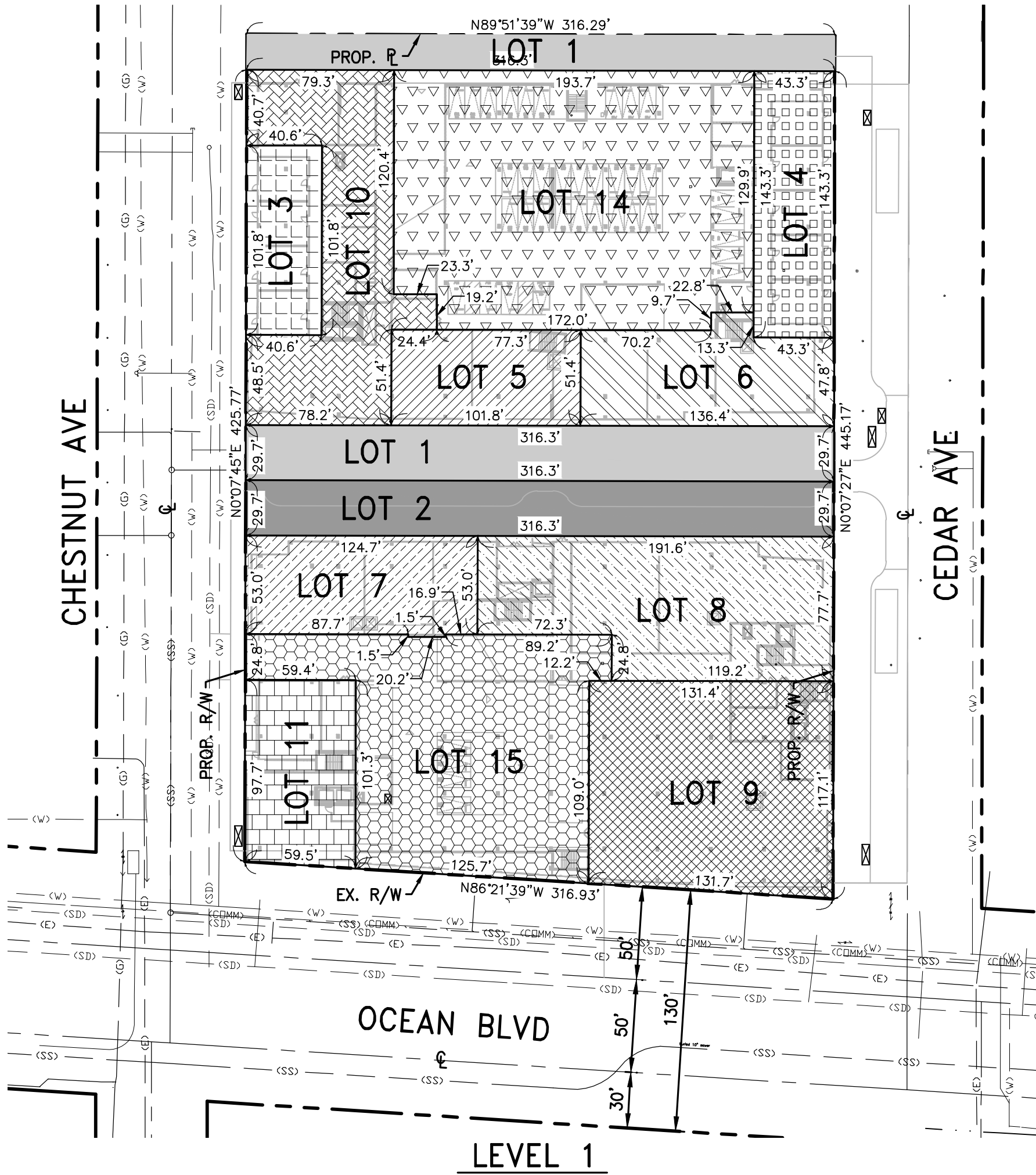
LOT SUMMARY

- LOT 1: MASTER GROUND LOT – NORTH BUILDING
- LOT 2: MASTER GROUND LOT – SOUTH BUILDING
- LOT 3: LIVE–WORK AIRSPACE LOT – WEST
- LOT 4: LIVE–WORK AIRSPACE LOT – EAST
- LOT 5: RETAIL AIRSPACE LOT
- LOT 6: RETAIL AIRSPACE LOT
- LOT 7: RETAIL AIRSPACE LOT
- LOT 8: RETAIL AIRSPACE LOT
- LOT 9: GROCERY STORE AIRSPACE LOT
- LOT 10: RESIDENTIAL AIRSPACE LOT – NORTH BLDG.
- LOT 11: RESIDENTIAL AIRSPACE LOT – SOUTH BLDG.
- LOT 12: RESIDENTIAL PARKING AIRSPACE LOT – NORTH BLDG.
- LOT 13: RESIDENTIAL PARKING AIRSPACE LOT – SOUTH BLDG.
- LOT 14: RETAIL PARKING AIRSPACE LOT – NORTH BUILDING
- LOT 15: RETAIL/GROCERY PARKING AIRSPACE LOT

LOT DETAILS

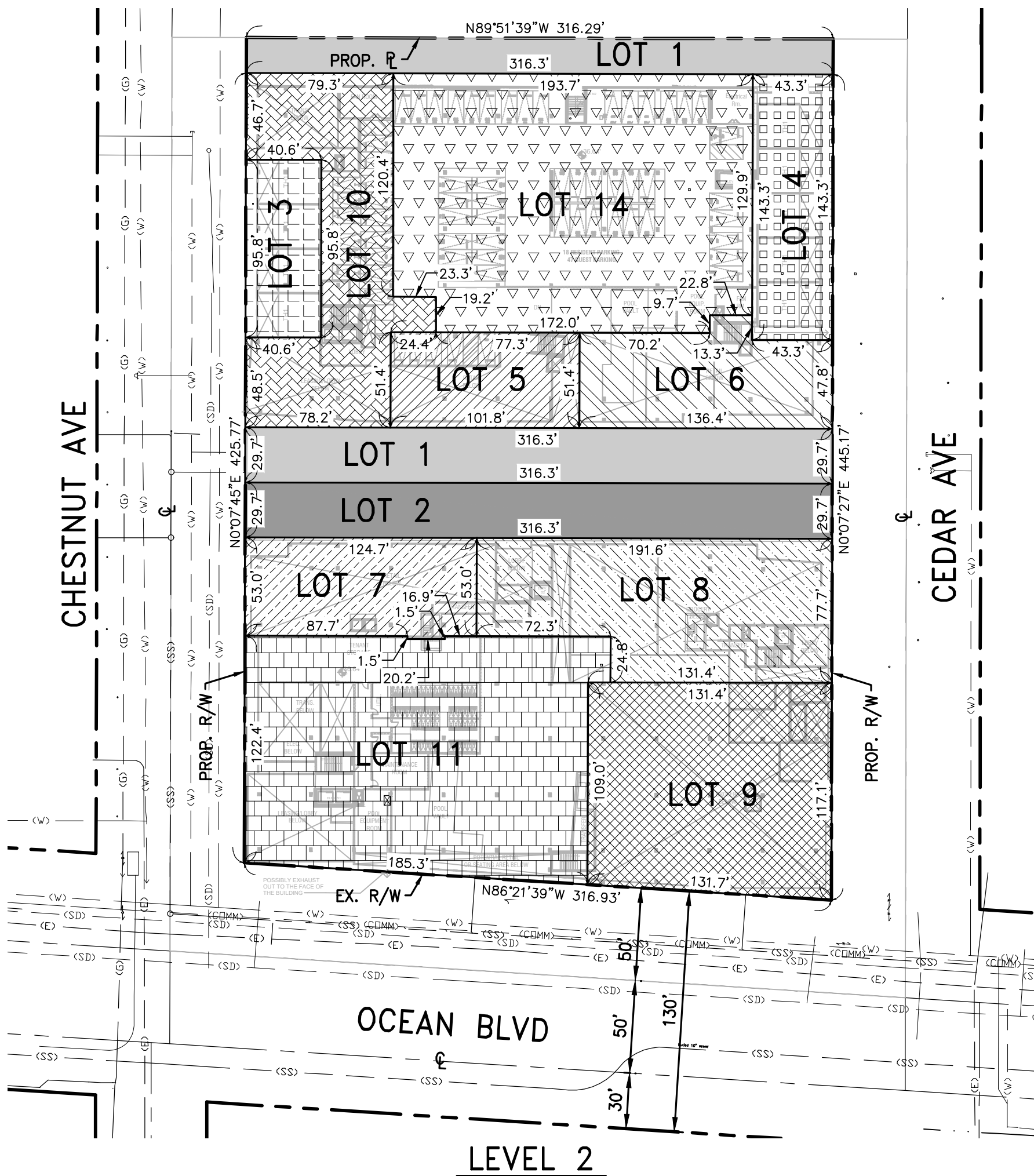
 FUSCOE ENGINEERING 600 Wilshire, Suite 1470, Los Angeles, California 90017 Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoee.com <i>Cheryl</i> FEB. 13, 2020 Name Date		DRAWN: EC
	DESIGN: EC	
	CHECKED: AW	
	SCALE: AS SHOWN	
	JOB NO.: 577.007	
DATE: 02/13/20	SHEET 4 OF 8	

VESTING TENTATIVE TRACT NO. 82912
FOR LOT SUBDIVISION AND CONDOMINIUM PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LOT SUMMARY

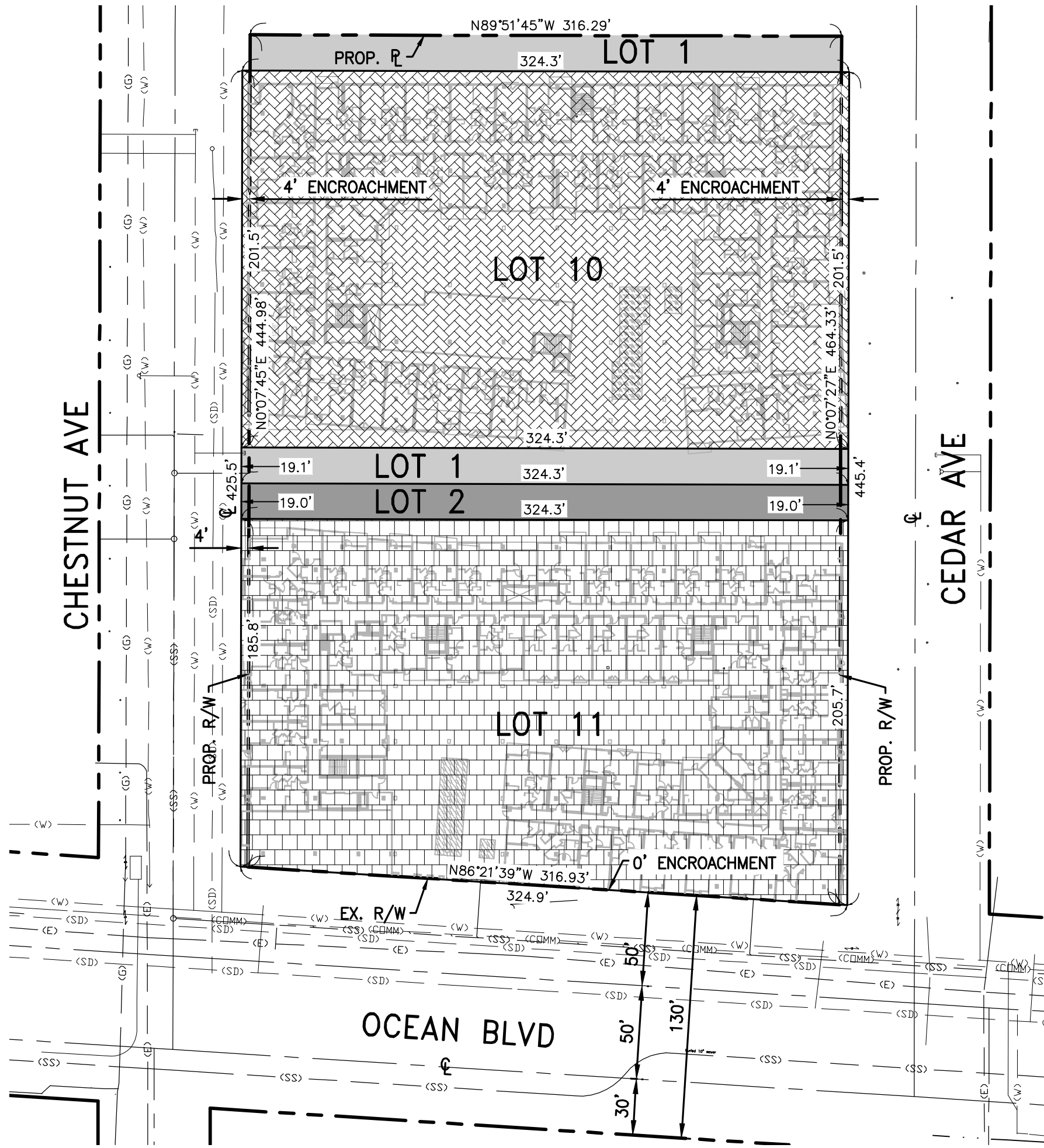
- LOT 1: MASTER GROUND LOT – NORTH BUILDING
- LOT 2: MASTER GROUND LOT – SOUTH BUILDING
- LOT 3: LIVE–WORK AIRSPACE LOT – WEST
- LOT 4: LIVE–WORK AIRSPACE LOT – EAST
- LOT 5: RETAIL AIRSPACE LOT
- LOT 6: RETAIL AIRSPACE LOT
- LOT 7: RETAIL AIRSPACE LOT
- LOT 8: RETAIL AIRSPACE LOT
- LOT 9: GROCERY STORE AIRSPACE LOT
- LOT 10: RESIDENTIAL AIRSPACE LOT – NORTH BLDG.
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- LOT 15: RETAIL/GROCERY PARKING AIRSPACE LOT



LOT DETAILS

 FUSCOE ENGINEERING 600 Wilshire, Suite 1470, Los Angeles, California 90017 tel 213.988.8808 • fax 213.988.8803 • www.fuscoe.com <i>Andrew Jefferson Willodot</i> Name Date		DRAWN: EC DESIGN: EC CHECKED: AW SCALE: AS SHOWN JOB NO.: 577.007 DATE: 02/13/20
	SHEET 5 OF 8	

VESTING TENTATIVE TRACT NO. 82912
FOR LOT SUBDIVISION AND CONDOMINIUM PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LOT SUMMARY

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LOT DETAILS

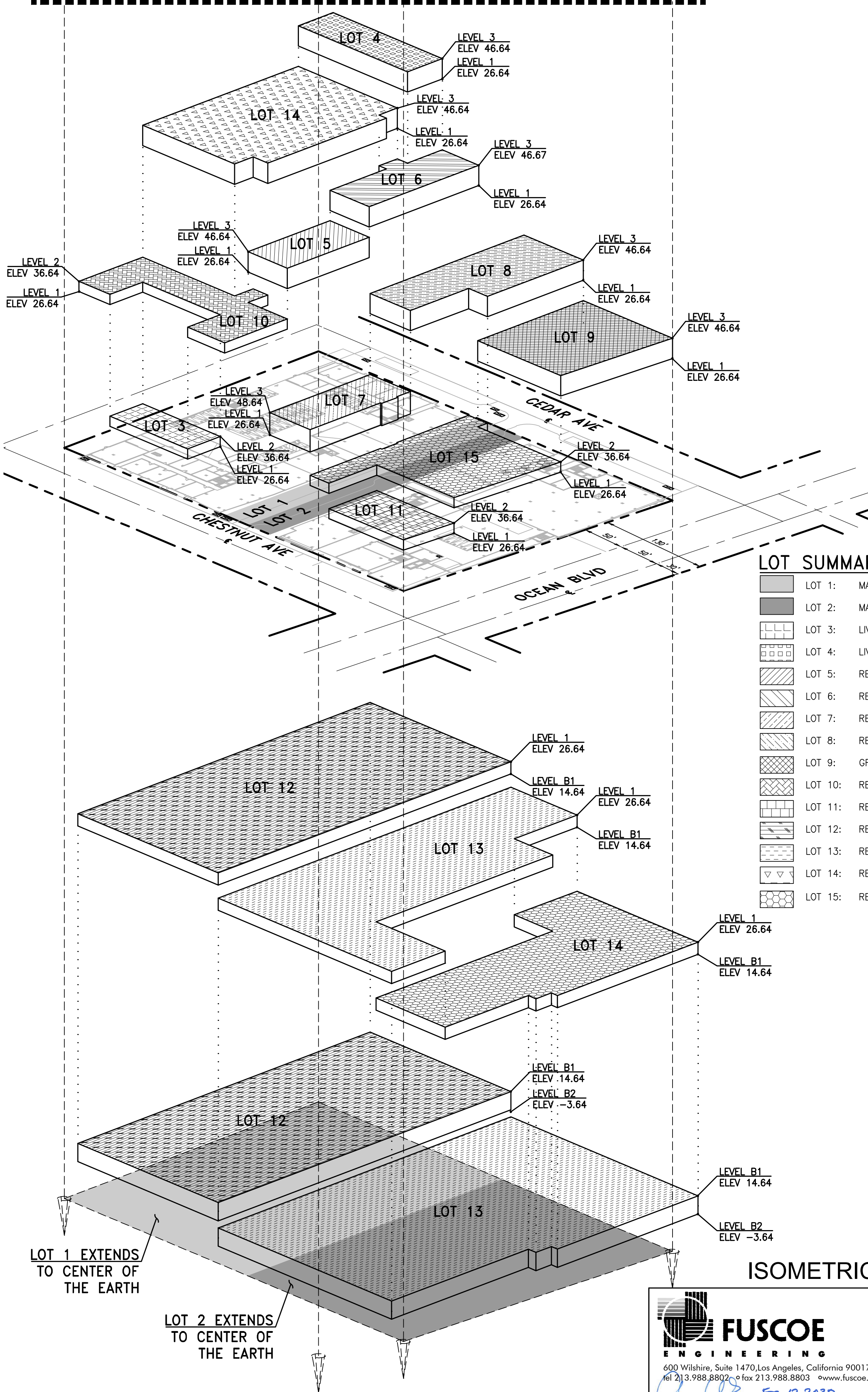
 FUSCOE ENGINEERING 600 Wilshire, Suite 1470, Los Angeles, California 90017 tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com <i>Alex Flores</i> Name		DRAWN: EC DESIGN: EC CHECKED: AW SCALE: AS SHOWN JOB NO.: 577.007 DATE: 02/13/20
	FEB. 13, 2020 Date	SHEET 6 OF 8

VESTING TENTATIVE TRACT NO. 82912

FOR LOT SUBDIVISION AND CONDOMINIUM PURPOSES

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

MATCHLINE (SEE SHEET 8)



LOT SUMMARY

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ISOMETRIC LOT DETAILS

FUSCOE
ENGINEERING

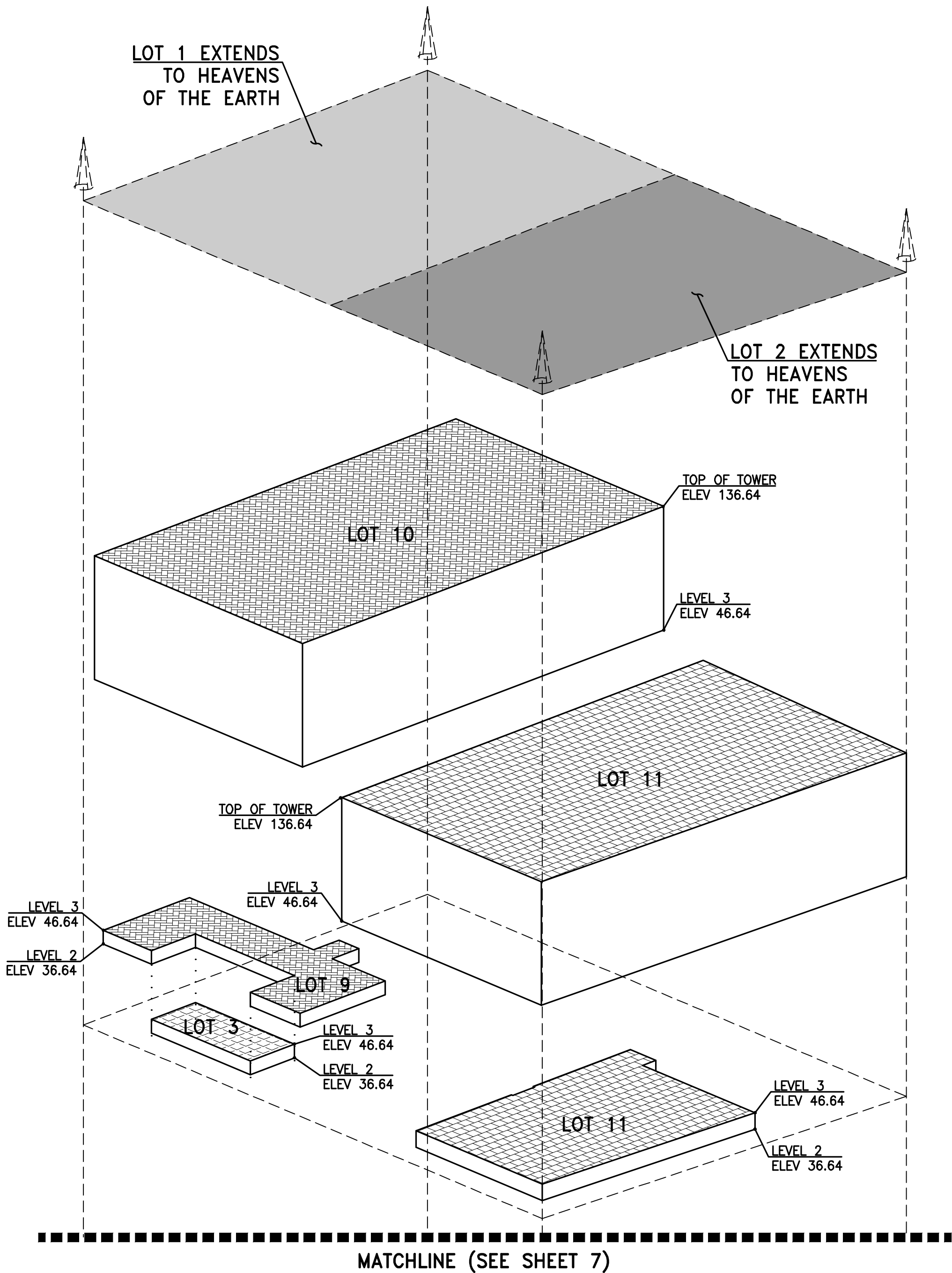
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

Cheryl **FEB. 13, 2020**

Name Date

DRAWN:	EC
DESIGN:	EC
CHECKED:	AW
SCALE:	AS SHOWN
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SHEET 7 OF 8	

VESTING TENTATIVE TRACT NO. 82912
FOR LOT SUBDIVISION AND CONDOMINIUM PURPOSES
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ISOMETRIC LOT DETAILS

 FUSCOE ENGINEERING 600 Wilshire, Suite 1470, Los Angeles, California 90017 tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com <i>Andrew Jefferson Willgood</i> Name Date		DRAWN: EC DESIGN: EC CHECKED: AW SCALE: AS SHOWN JOB NO.: 577.007 DATE: 02/13/20
	SHEET 8 OF 8	