

# TENTATIVE TRACT MAP NO. 71130

IN THE CITY OF LONG BEACH, STATE OF CALIFORNIA  
FOR NEW MIXED USE CONDOMINIUM PURPOSES

DATE: MAY 15, 2009

**OWNER**  
LB LOFTS, LLC  
C/O AVRAHAM HASSID  
801 E. 7TH ST.  
LOS ANGELES, CA 90021  
TEL: (213) 688-9190

**ENGINEER**  
TECHNA LAND CO.  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD, SUITE 2  
GLENDALE, CA 91208  
TEL: (818) 547-0543  
RCE 52563

**LEGAL DESCRIPTION**  
LOT 9, 11, 13, AND 15 BLOCK 64  
TOWNSHIP OF LONG BEACH, MR 19-91-96

**PROJECT ADDRESS**  
427-433 PINE AVENUE  
LONG BEACH, CA 90802

**AREA TABULATION**

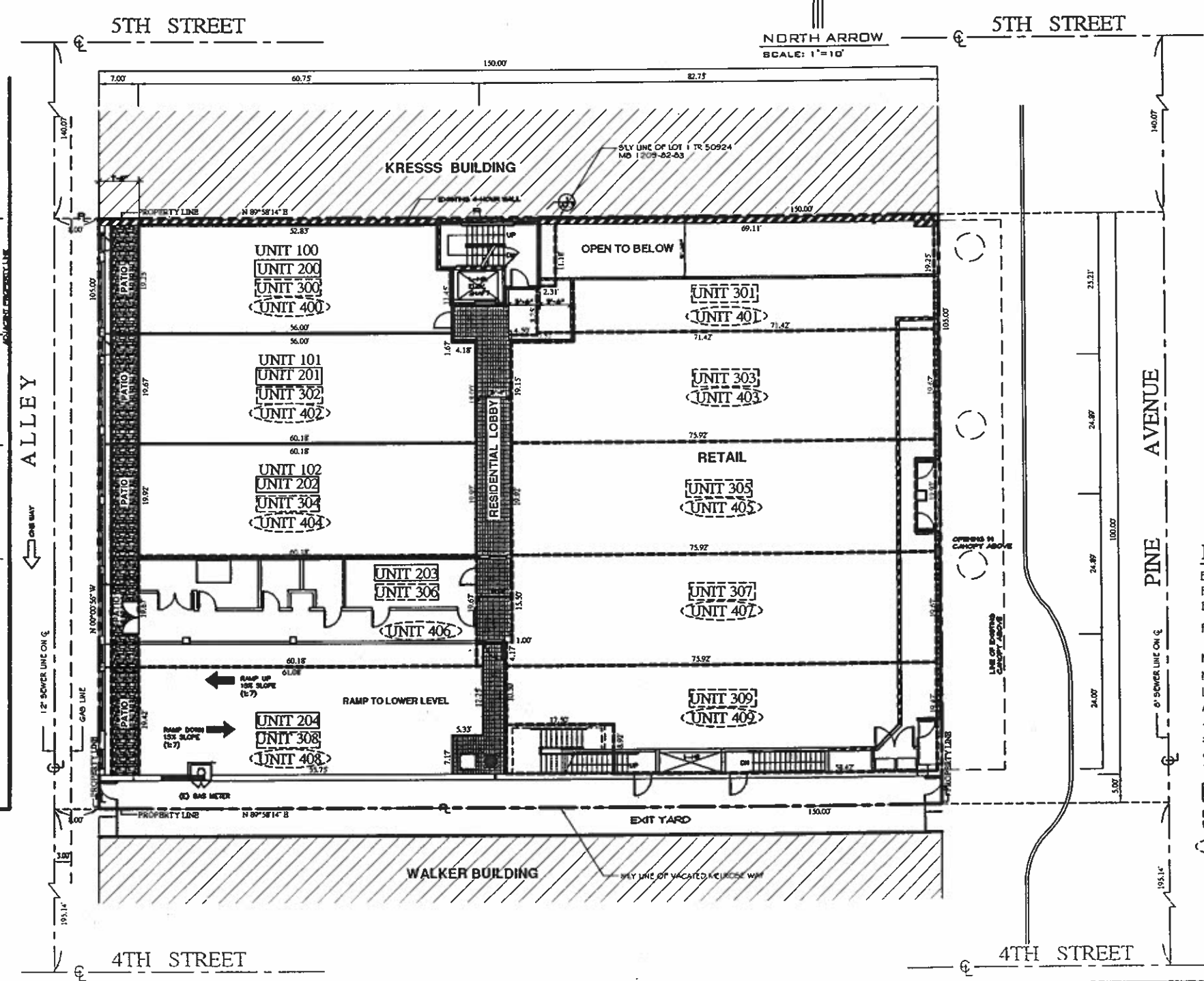
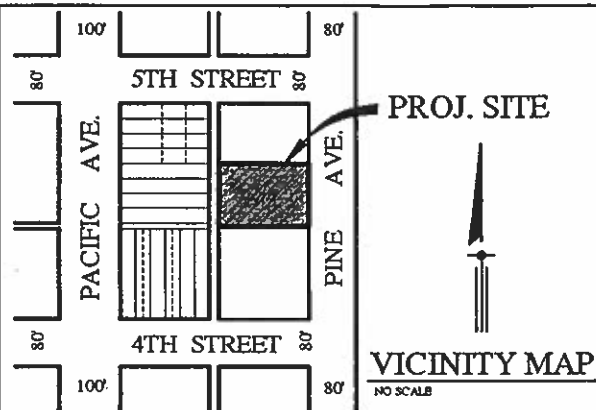
UNITS	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
100	1,051			
101	1,172			
102	1,198			
200		1,051		
201		1,172		
202		1,201		
203		1,183		
204		1,158		
300			1,177	
301			1,349	
302			1,291	
303			1,491	
304			1,317	
305			1,515	
306			1,298	
307			1,493	
308			1,281	
309			1,314	
400				819
401				826
402				771
403				771
404				782
405				782
406				771
407				771
408				773
409				773
<b>TOTAL</b>	<b>3,421</b>	<b>5765</b>	<b>13,526</b>	<b>7,068</b>

**PROJECT DATA**

EXIST. ZONE: PD-30  
 PROP. ZONE: PD-30  
 EXIST. USE: COMMERCIAL  
 PROP. USE: 28-UNIT CONDOMINIUM/LOFT  
 1 COMMERCIAL / RETAIL USE  
 NO. OF STORIES: 4 OVER SUB PARKING  
 NO. OF PARKING: 37  
 LOT AREA: 15,750 SQ. FT. 0.362 AC ( WITHIN EXIST. BORDERS )  
 APN: 7280-009-007

**LEGEND**

- THE LINE UNIT ABOVE
- UNIT 100 FLAT UNITS FIRST FLOOR
- UNIT 200 FLAT UNITS SECOND FLOOR
- UNIT 300 FLAT UNITS THIRD FLOOR
- UNIT 400 FLAT UNITS FOURTH FLOOR



TENT.TR. NO. 71130

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 CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.  
 HAYK MARTIROSIAN  
 1545 N. VERDUGO RD # 2 GLENDALE, CA 91208  
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