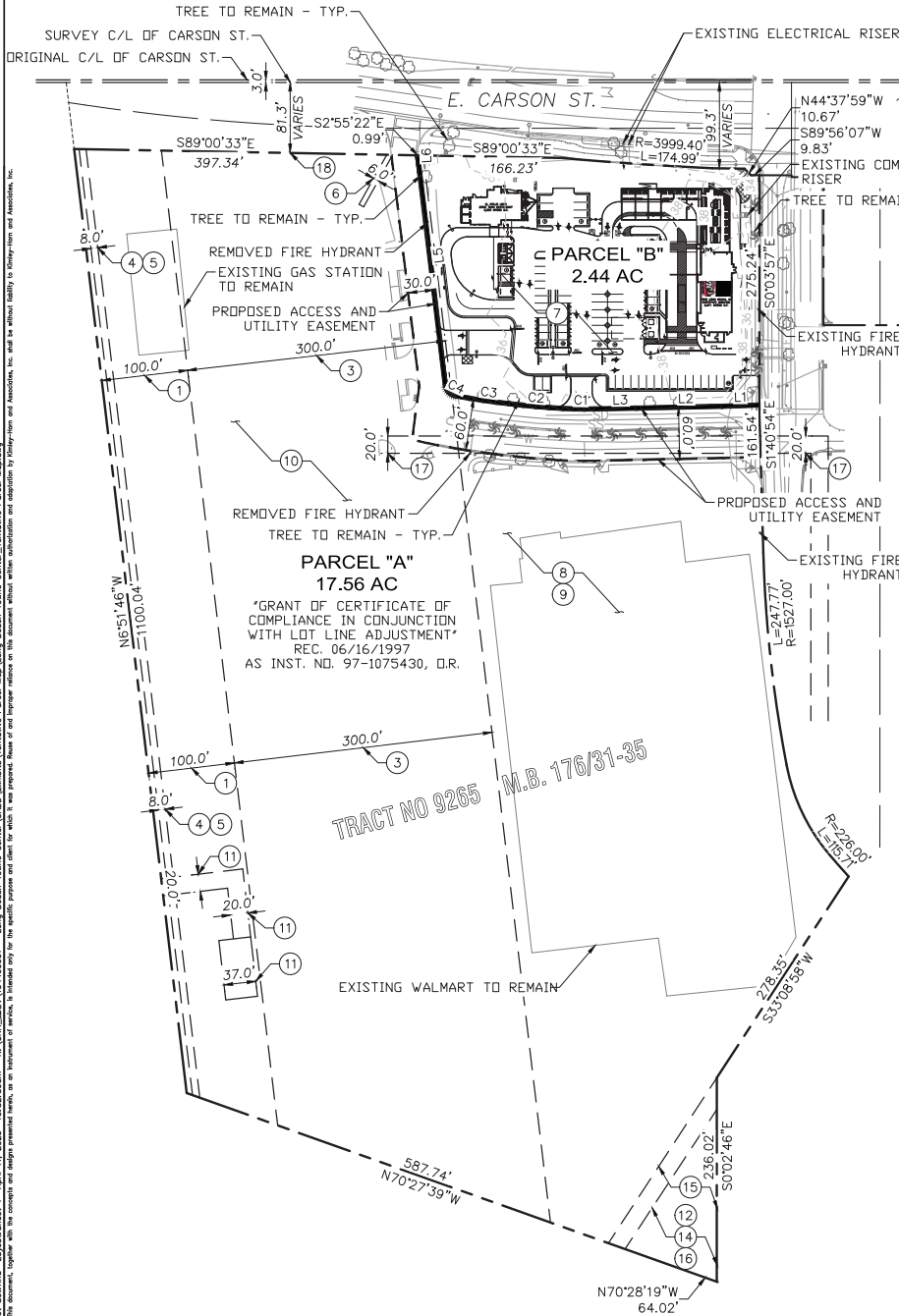


TENTATIVE PARCEL MAP NO. 83970



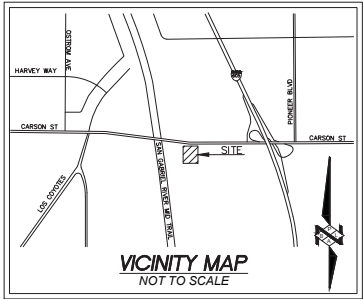
LINE TABLE			CURVE DATA TABLE		
LINE	LENGTH	BEARING	RADIUS	LENGTH	DELTA
L1	43.99	N88°10'30.09"E	—	—	—
L2	99.36	N88°40'46.43"E	C1	555.29'	36.69' Δ=3°47'08"
L3	47.52	N88°45'30.10"E	C2	948.48'	62.26' Δ=3°45'40"
L5	266.08	S6°56'07.47"E	C3	851.92'	61.89' Δ=4°09'44"
L6	0.99	S2°55'21.66"E	C4	14.93'	19.66' Δ=75°27'04"

ENGINEER OF RESPONSIBLE CHARGE

KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY RD, SUITE 700
ORANGE, CA 92668
TELEPHONE: (657) 452-0200
EMAIL: JEFF.LENHERR@KIMLEY-HORN.COM



4/11/2023



SITE INFORMATION:

SITE ADDRESS: 7250 EAST CARSON BLVD., LONG BEACH, CA
APN: 7075-001-994
GROSS SITE AREA: 871,538 S.F. (20.00 ACRES)
NUMBER OF EXISTING PARCELS: 1
NUMBER OF PROPOSED PARCELS: 2

INTENT:

SUBDIVISION OF SAID PARCEL IS FOR NEW COMMERCIAL OUTPARCEL.

LEGAL DESCRIPTIONS:

PER SHEET 2

EXISTING EASEMENTS:

PER SHEET 2

OWNER:

CITY OF LONG BEACH
411. W. OCEAN BLVD., LONG BEACH, CA 90802

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A TENTATIVE PARCEL MAP FOR THE PURPOSE OF SUBDIVIDING THE ONE EXISTING PARCEL INTO TWO PARCELS.

ZONING INFORMATION

ZONE: CHW (HR-45/4) - (REGIONAL HIGHWAY COMMERCIAL, HEIGHT-RISE OVERLAY), MAX HEIGHT = 45 FT - MAX STORIES = 4

PARCEL SUMMARY:

EXISTING:			
PARCEL A:	871,538 S.F.	20.0 AC	0.016 FAR
PROPOSED:			
PARCEL A:	764,892 S.F.	17.56 AC	0.019 FAR
PARCEL B:	106,646 S.F.	2.44 AC	0.052 FAR

DATUM STATEMENT:

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 1.0000537341.

BENCHMARK:

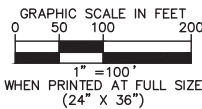
CITY OF LONG BEACH BENCHMARK NUMBER "1137"
ELEVATION: 32.264 FEET (DATUM: NAVD 29, 1985 ADJUSTMENT)
LOCATION: SW CORNER OF PIONEER BLVD. & CARSON STREET DESCRIBED AS: L&T IN CURB, 46.8' WEST OF BCR.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "P799" AND "BKMS". THE BEARING BETWEEN BOTH STATIONS BEING NORTH 79°00'47" EAST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

CGPS STATION "P799"
NORTHING: 1,796,190.69
EASTING: 6,468,738.85

CGPS STATION "BKMS"
NORTHING: 1,808,657.54
EASTING: 6,532,953.90



No.	REVISIONS	DATE	BY

Kimley»Horn

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1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92668
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

KHA PROJECT	194400001
DATE	4/11/2023
SCALE	AS SHOWN
DESIGNED BY	DM
DRAWN BY	DM
CHECKED BY	HS

LONG BEACH TOWNE CENTER
PREPARED FOR
ADVANTAGE ASSET ACQUISITIONS, LLC.

LONG BEACH, CA

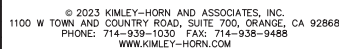
TENTATIVE PARCEL MAP
7250 EAST CARSON BOULEVARD
LONG BEACH, CA

SHEET NUMBER

1 OF 2

Plotted By Corbin, Jason Sheet Set: K:\ORA_LDEV\194400001 - Long Beach Towne Center\CAD\Exhibits\Tentative Parcel Map\Long Beach Towne Center_Tentative Parcel Map.dwg
Layout: Sheet 2 April 11, 2023 10:32:30am
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and stipulation by Kinley

Shipped By: Coplan, Jason Shipped To:			
No.	REVISIONS	DATE	BY



KHA PROJECT 194400001	LONG BEACH TOWNE CENTER PREPARED FOR ADVANTAGE ASSET ACQUISITIONS, LLC.
DATE 4/11/2023	
SCALE AS SHOWN	
DESIGNED BY DM	
DRAWN BY DM	
CHECKED BY HS	LONG BEACH, CA

LONG BEACH, CA

2 OF 2