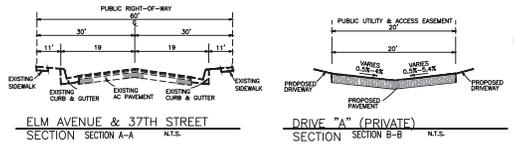
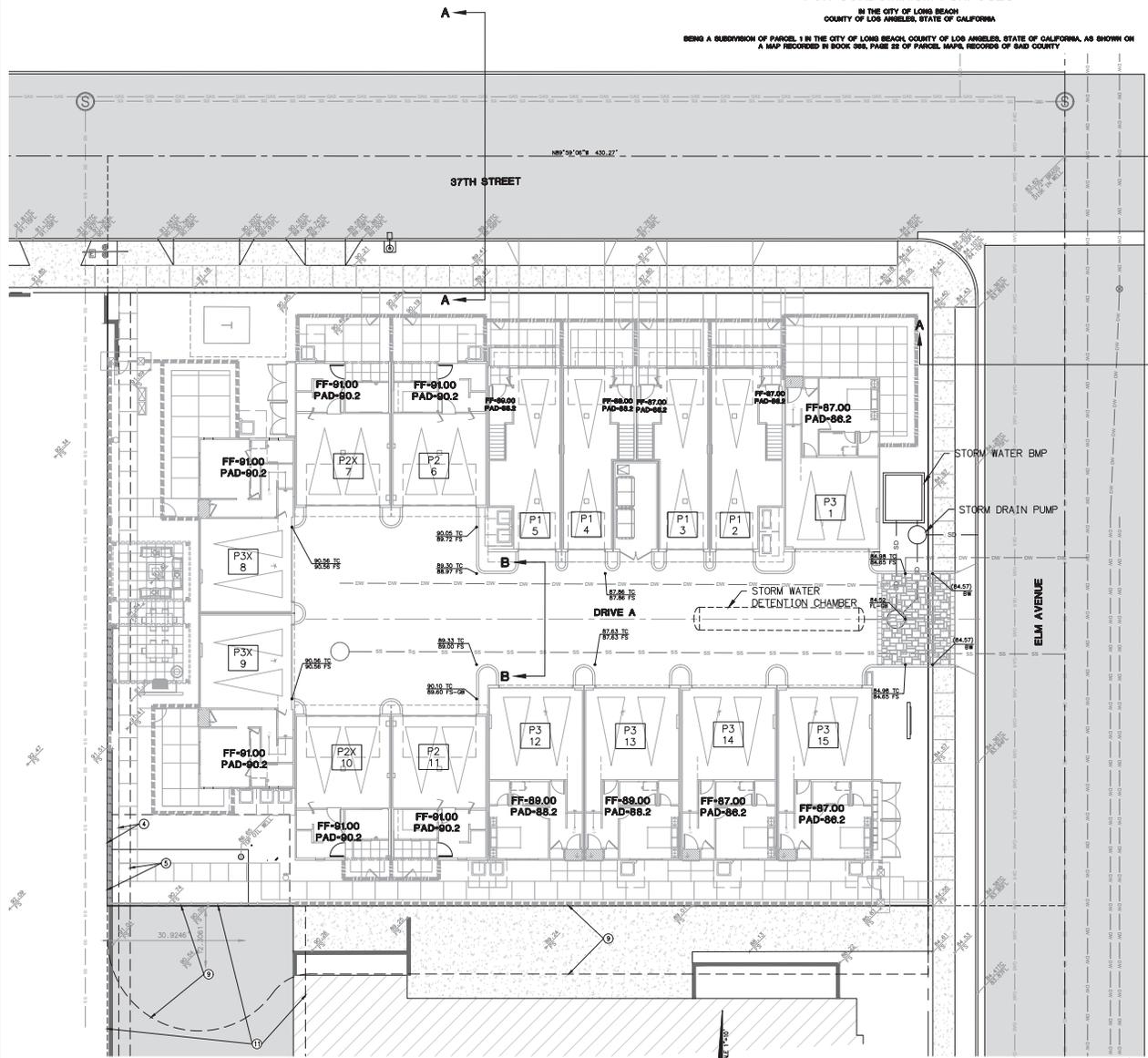


TENTATIVE TRACT MAP NO. 83654 FOR CONDOMINIUM PURPOSES

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 1 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON
A MAP RECORDED IN BOOK 585, PAGE 22 OF PARCEL MAPS, RECORDS OF SAID COUNTY.



GENERAL NOTES

1. EXISTING LAND USE: 15 THOMAS (R-4-U) SINGLE MULTIPLE RESIDENTIAL, URBAN
2. EXISTING ZONING: (R-4-U) SINGLE MULTIPLE RESIDENTIAL, URBAN
3. WATER SERVICE PROVIDED BY: LONG BEACH WATER
4. SEWER SERVICE PROVIDED BY: LONG BEACH WATER
5. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
6. GAS SERVICE PROVIDED BY: SOCAL GAS CO.
7. TELEPHONE SERVICE PROVIDED BY: AT&T
8. CABLE TELEVISION PROVIDED BY: SPECTRUM
9. PROJECT IS WITHIN THE LONG BEACH UNIFIED SCHOOL DISTRICT
10. PROJECT IS WITHIN THE LONG BEACH UNIFIED SCHOOL DISTRICT
11. ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNERS ASSOCIATION MAINTAINED
12. NO HOME OWNER ASSOCIATION SHALL BE FORMED OR MAINTAINED
13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FIRM PANEL 0603701005P EFFECTIVE 8/26/2004.
14. ADJACENT PARCEL NUMBER 7145-007-002
15. PARKING PROVIDED: 30 INCLUDED (2 PER UNIT IN GARAGE)
16. ALL OPEN SPACE AREAS, DRIVEWAYS, PRIVATE STREETS AND TRACTS WILL BE MAINTAINED BY THE HOA.

EXISTING EASEMENTS

1. AN EASEMENT FOR GAS PIPES AND MAINS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 7278 OF OFFICIAL RECORDS, PAGE 204.
2. "TOWNSHIPS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS BOOK 2298, PAGE 148 OF OFFICIAL RECORDS, BUT SUBJECT TO ANY AMENDMENT, MODIFICATION, OR RESTRICTION, BY ANY "SUCCEEDING A PROFESSIONAL LIMITATION OF DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, SEXUAL ORIENTATION, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, ANCESTRY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 10605, OR ANCESTRY, IN THE EVENT THAT SUCH CONDITIONS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAW, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSIDERED AS RESTRICTIONS BASED ON FAMILIAL STATUS."
3. AN EASEMENT FOR FREE LINES AND FOR GAS, WATER AND SEWER MAINS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2298, PAGE 148 OF OFFICIAL RECORDS, NOT NOTIFIABLE.
4. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR MAINTENANCE AND USE OF DRIVEWAY EASEMENT AND RELATED OBLIGATIONS" RECORDED OCTOBER 30, 2011 AS INSTRUMENT NO. 2011070123 OF OFFICIAL RECORDS.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TOWNHOMES AND AGREEMENTS REGARDING NO BUILD EASEMENT" RECORDED JANUARY 24, 2013 AS INSTRUMENT NO. 2013019148 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

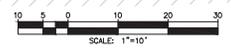
REAL PROPERTY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1 OF PARCEL MAP NO. 70724, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 368 PAGES 21 AND 22 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFOR ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER THE RIGHT OF SURFACE ENTRY, AS RESERVED OR EXCEPTED IN A DEED RECORDED MAY 24, 1956, IN BOOK 11225 PAGE 15 OF OFFICIAL RECORDS.

STATEMENT OF OWNERSHIP

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.
THERE IS WITHIN SAID LONG BEACH, INCORPORATED, A CALIFORNIA CORPORATION
3655 ELM AVENUE
LONG BEACH, CA 90807
BY: _____ DATE: _____

COUNTY MAP
MAP TO SCALE

- LEGEND**
- EX STORM DRAIN STRUCTURE
 - EX OKM TREE
 - EX TREE
 - EX SEWER MANHOLE
 - EX STREET LIGHT
 - EX FIRE HYDRANT
 - EX UTILITY BOX
 - EX STORM DRAIN MANHOLE
 - EX CATCH BASIN
 - EX POWER POLE
 - EX TRAFFIC LIGHT
 - EX UNDERGROUND UTILITY VAULT
 - EX WATER VALVE COVER
 - EX WATER METER
 - EX ELECTRICAL COVER
 - EX MANHOLE
 - EX STREET SIGN
 - EX BOLLARD
 - EX TRANSFORMER
 - EX PROPERTY BOUNDARY
 - EX STREET CENTERLINE
 - EX EASEMENT
 - EX PROPERTY LINE
 - EX MAJOR CONTOUR
 - EX MINOR CONTOUR
 - EX DOMESTIC WATER LINE
 - EX FIRE WATER LINE
 - EX RECYCLED WATER LINE
 - EX OVERHEAD ELECTRIC
 - EX UNDERGROUND ELECTRIC
 - EX GAS LINE
 - EX CHAIN LINK FENCE
 - EX IRON FENCE
 - EX BLOCK WALL
 - EX RETAINING WALL
 - EX CURB AND GUTTER
 - EX SLOPE
 - EX CONCRETE
 - EX STRUCTURE
 - EX ASPHALT
 - EX WOOD DECK
 - PR UNIT NUMBER
 - PR PLAN NUMBER
 - PR CURB
 - PR CURB OF PAVEMENT
 - PR SEWER LINE
 - PR DOMESTIC WATER LINE
 - PR STORM DRAIN LINE
 - PR IRON FENCE
 - PR BLOCK WALL
 - PR 1:1 SLOPE
 - PR RETAINING WALL



BENCHMARK:
LEAD AND TAG IS 639' IN SOUTHWEST CORNER OF THE INTERSECTION OF 37TH STREET AND ELM AVENUE
ELEV = 61.1'

BASIS OF BEARINGS:
CENTERLINE OF 37TH STREET AS SHOWN ON PARCEL MAP NO. 70724 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES IN BOOK 368 PG 22 BEING 89°59'59"

PROPERTY ADDRESS:
3655 ELM AVENUE
LONG BEACH, CA 90807

ASSESSOR PARCEL NUMBER:
APN: 7145-007-002

LOT AREA:
0.558 ACRES

DENSITY CALCULATIONS
PROPOSED TOWNHOMES: 15 UNITS
NET AREA: 0.558 AC
PROPOSED DENSITY: 27 DU/AC

SCALE: 1" = 30'
DATE: 04/15/2020
GROSS AREA: 64,514.41 AC
CONTIGUOUS: 1 FOOT
NUMBERED: 5 LETTERED
TOTAL UNITS: 51 TOWNHOMES

PREPARED BY:
ADVANCED CIVIL GROUP

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN
SUITE 1, PHO 201
LAGUNA HILLS, CA 92653
(949) 338-5776 PHONE
(949) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM

DEVELOPER:
THE OLSON COMPANY
3070 OLD ROAD PARKWAY, SUITE 100
REAL BEACH, CA 90745-2741
(562) 596-4770

BY: *R. St. Peter* DATE: 08.02.2020



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