

WRIGLEY HEIGHTS
DOG PARK



VICINITY MAP
NOT TO SCALE

LEGEND:

SYMBOL	DESCRIPTION
---	BOUNDARY LINE
---	STREET CENTERLINE
---	RIGHT OF WAY
---	EASEMENT
-x-x-	EXISTING CHAIN LIKE FENCE
-o-o-	PROPOSED TUBULAR FENCE
-(0000)-	EXISTING CONTOUR AND ELEVATION
---	EXISTING RETAINING WALL
---	PROPOSED RETAINING WALL
---	UNDERGROUND GAS
-WTR-	UNDERGROUND WATER
-SWR-	UNDERGROUND SEWER
-SD-	STORM DRAIN
---	BUILDING PERIMETER
(XX)	UNIT NUMBER
○SMH	SEWER MANHOLE
○	POWER POLE
⌘	STREET LIGHT

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BOT.	BOTTOM
C/L	CENTER LINE
CONC.	CONCRETE
DWY.	DRIVEWAY
EX.	EXISTING
EXIST.	EXISTING
F.H.	FIRE HYDRANT
MAX.	MAXIMUM
SWR	SEWER
SMH	SEWER MANHOLE
SCO	SEWER CLEAN-OUT
SD	STORM DRAIN
SL	STREET LIGHT
PROP.	PROPOSED
PP	POWER POLE
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
WTR	WATER

CIVIL ENGINEER:

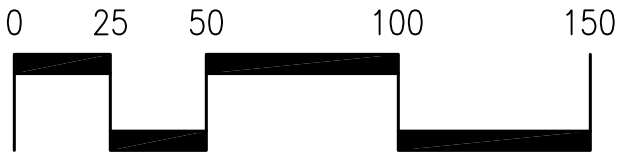
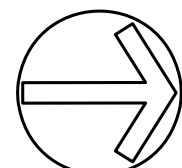
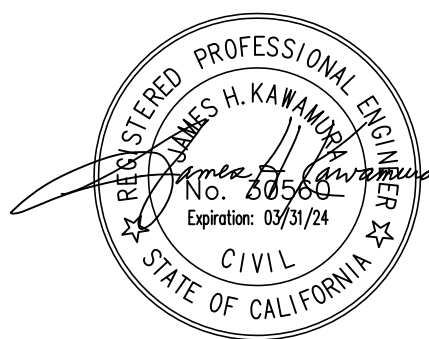
KHR ASSOCIATES
17530 VON KARMAN AVENUE, SUITE 200
IRVINE, CALIFORNIA 92614
ATTN: JAMES H. KAWAMURA, R.C.E. NO. 30560
PHONE NO. (949) 756-6440

SUBDIVIDER:

INTEGRAL COMMUNITIES
888 SAN CLEMENTE, SUITE 100
NEWPORT BEACH, CALIFORNIA 92660
ATTN: PETER VANEK
PHONE NO. (949) 720-3612

GENERAL NOTES:

EXISTING PARCELS: 6
EXISTING AREA: 886,213 S.F. (20.34 ACRES)
EXISTING ZONE DISTRICT: CS (COMMERCIAL STORAGE) & R-1-N (SINGLE-FAMILY RESIDENTIAL, STANDARD LOT)
ASSESSORS PARCEL NUMBERS: 7203-002-001, 005, 007, 008, 009, & 010
PROPOSED LOTS: 1 LOT CONDOMINIUM TRACT (INCLUDING PRIVATE STREET EASEMENT)
PROPOSED LOT AREA: 899,888 S.F. (20.69 ACRES) INCLUDING STREET VACATION PER SEPARATE INSTRUMENT
PROPOSED LAND USE: 226 UNITS RESIDENTIAL (INCLUDING 12 AFFORDABLE UNITS)
OFF-SITE IMPROVEMENTS: PROPOSED IMPROVEMENTS ALONG WARDLOW ROAD, GOLDEN AVENUE, AND BAKER STREET
DEDICATION: PROPOSED DEDICATION ALONG BAKER STREET
UTILITIES: EXISTING AND PROPOSED PUBLIC UTILITIES REQUIRING EASEMENTS SHALL BE DEDICATED. UTILITY SIZES AND LOCATIONS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING DESIGN.
FLOOD ZONE: ZONE "X" (UNSHADED) AS AREAS DETERMINED TO BE OUTSIDE THE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT PER FEMA MAP 06037C1955F WITH EFFECTIVE DATE SEPTEMBER 26, 2008

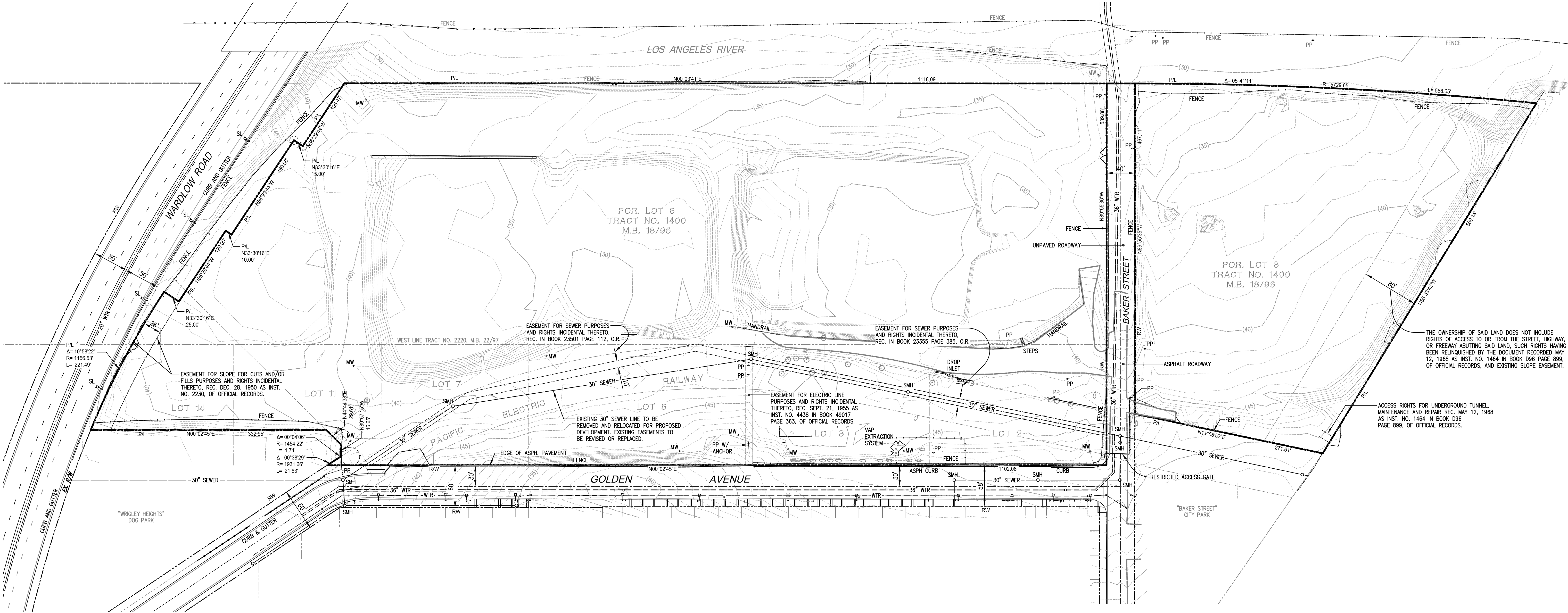


VESTING TENTATIVE TRACT MAP NO. 82712
FOR CONDOMINIUM PURPOSES

Attachment G
(PROPOSED SITE PLAN) RIVER PARK

LONG BEACH, CALIFORNIA

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200
Irvine, California 92614
Tel (949) 756-6440



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THOSE PORTIONS OF LOTS 3 AND 4 OF TRACT NO. 1400, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 3 WITH THE WESTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S 70 FOOT RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED IN BOOK 3991 PAGE 88, OFFICIAL RECORDS, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO ITS INTERSECTION WITH THE EASTERLY LINE OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL, THENCE NORTHERLY ALONG THE EASTERLY LINE OF FLOOD CONTROL CHANNEL TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF PACIFIC ELECTRIC RAILWAY COMPANY'S 120 FOOT RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED IN BOOK 5596 PAGE 175 OF DEEDS, THENCE SOUTHEASTERLY ALONG AFORESAID SOUTHWESTERLY LINE OF RIGHT OF WAY TO ITS INTERSECTION WITH THE WESTERLY LINE OF PACIFIC ELECTRIC RAILWAY COMPANY'S 70 FOOT RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED IN BOOK 3991 PAGE 88, OFFICIAL RECORDS, THENCE SOUTHERLY AND WESTERLY ALONG AFORESAID WESTERLY LINE OF SAID 70 FEET RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 4 INCLUDED WITHIN THE LAND DESCRIBED IN THE DEED FROM AMELIA M. E. BIXBY TO GREGORIO ENCINAS, RECORDED MAY 18, 1920 IN BOOK 7086 PAGE 273, OF DEEDS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 4, OF TRACT NO. 1400, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 535 FEET; THENCE EASTERLY AND PARALLEL WITH THE CENTER LINE OF WILMINGTON STREET, AS SHOWN ON MAP OF SAID TRACT NO. 1400, A DISTANCE OF 510 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 555 FEET TO THE CENTER LINE OF SAID WILMINGTON STREET; THENCE WESTERLY AND ALONG THE CENTER LINE OF WILMINGTON STREET, 510 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 4, THENCE NORTHERLY AND ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 4, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1, OF THE DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 12, 1958 AS INSTRUMENT NO. 1464 IN BOOK D96 PAGE 899, OF OFFICIAL RECORDS, OF SAID COUNTY.

PARCEL 2:
THOSE PORTIONS OF LOTS 2, 3, 6, 7, 10 AND 11 OF TRACT NO. 2220, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 6 OF TRACT NO. 1400, IN SAID COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 18 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 2 OF SAID TRACT NO. 2220, WITH THE WESTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED IN BOOK 3991 PAGE 88, OFFICIAL RECORDS, SAID POINT LYING IN THE SOUTH LINE OF WILMINGTON STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID WILMINGTON STREET, TO THE EASTERLY LINE OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL; THENCE SOUTH 0° 04' 15" WEST ALONG SAID EASTERLY LINE 1599.17 FEET TO A POINT IN THE CENTER LINE OF A WING LEVEE OF THE SAID LOS ANGELES COUNTY FLOOD CONTROL, SAID POINT LYING NORTH 0° 04' 15" EAST 29.2 FEET FROM THE NORTH LINE OF WARDLOW ROAD; THENCE ALONG SAID CENTRAL LINE OF WING LEVEE NORTH 44° 46' 45" EAST TO A POINT IN THE WESTERLY LINE OF SAID PACIFIC ELECTRIC RAILROAD COMPANY'S RIGHT OF WAY; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF WARDLOW ROAD AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 16, 1950 AS INSTRUMENT NO. 3649, IN BOOK 34834, PAGE 403, OF OFFICIAL RECORDS, OF SAID COUNTY.

PARCEL 3:
THOSE PORTION OF LOTS 6, 7, 10, AND 11 OF TRACT NO. 2220, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH ARE INCLUDED WITHIN THE 60 FEET STRIP OF LAND DESCRIBED IN THE DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK 3991 PAGE 88, OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID 60 FEET STRIP, LYING NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 6 AND WHICH PASSES THROUGH A POINT IN SAID EASTERLY LINE DISTANT SOUTHERLY 500 FEET, MEASURED ALONG THE EASTERLY LINE OF LOTS 2, 3, AND 6 OF SAID TRACT NO. 2220, FROM THE NORTHEASTERLY CORNER OF SAID LOT 2.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF THE LAND DESCRIBED IN DEED TO THE CIVILIAN MOUNTED GUARD INC. RECORDED MAY 7, 1951 AS INSTRUMENT NO. 2968 IN BOOK 36229 PAGE 106 OF OFFICIAL RECORDS, OF SAID COUNTY.

PARCEL 4:
THAT PORTION OF TRACT NO. 2220, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE WEST BY THE EASTERLY LINE OF THE 60 FEET STRIP OF LAND DESCRIBED IN DEED TO PACIFIC RAILWAY COMPANY, RECORDED IN BOOK 3991 PAGE 88, OFFICIAL RECORDS, ON THE EAST BY THE EASTERLY LINE OF LOT 7 OF SAID TRACT, OR ITS PROLONGATION ON THE NORTH BY A LINE DRAWN AT RIGHT ANGLES WITH THE WESTERLY LINE OF GOLDEN AVENUE AS SHOWN ON SAID MAP, AND WHICH PASSES THROUGH A POINT THEREIN DISTANT SOUTHERLY 500 FEET FROM THE NORTHEASTERLY CORNER OF LOT 2 OF SAID TRACT NO. 2220, AND ON THE SOUTH BY A LINE DRAWN AT RIGHT ANGLES WITH SAID WESTERLY LINE AND WHICH PASSES THROUGH A POINT THEREIN DISTANT SOUTHERLY 608 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 2.

PARCEL 5:
THAT PORTION OF LOT 10 OF TRACT NO. 2220, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 10, THENCE NORTH 0° 02' 45" EAST ALONG THE EASTERLY LINE OF SAID LOT 10, A DISTANCE OF 40.08 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 916.79 FEET, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF NORTH 61° 46' 05" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE 37.50 FEET TO A POINT A RADIAL LINE THROUGH SAID LAST MENTIONED POINT HAVING A BEARING OF NORTH 64° 06' 42" EAST; THENCE SOUTH 89° 57' 15" EAST 17.08 FEET TO A POINT THENCE SOUTH 0° 02' 45" WEST ALONG THE EASTERLY LINE OF SAID LOT 10 A DISTANCE OF 33.38 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
THAT PORTION OF LOT 11 TRACT NO. 2220, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL WHICH IS NORTH 89° 57' 15" WEST 13.00 FEET FROM A POINT WHICH IS SOUTH 0° 02' 45" 56.43 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 11; THENCE NORTH 89° 57' 15" WEST 15.62 FEET TO A POINT; THENCE NORTH 44° 44' 47" EAST 13.65 FEET TO A POINT SAID LAST MENTIONED POINT BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1454.22 FEET A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF NORTH 58° 25' 57" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE 11.42 FEET TO THE POINT OF BEGINNING; A RADIAL LINE THROUGH SAID LAST MENTIONED POINT HAVING A BEARING OF NORTH 57° 58' 58" EAST; THE ABOVE DESCRIBED PARCEL IS BOUNDED NORTHWESTERLY BY THE SOUTHEASTERLY PROPERTY LINE OF OIL OPERATORS, INC. RECORDED IN BOOK 5638 PAGE 349, OFFICIAL RECORDS, LOS ANGELES COUNTY AND BOUNDED NORTHEASTERLY BY THE SOUTHWESTERLY SIDE LINE OF THE ABANDONED 60 FOOT WIDE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY CO. RECORDED IN BOOK 3991 PAGE 98 OF OFFICIAL RECORDS, AND SHOWN ON COUNTY SURVEY MAP, NO. 8-228 ON FILE IN SURVEY OF LOS ANGELES COUNTY OFFICE.

PARCEL 7:
THOSE PORTIONS OF LOT 6 OF TRACT NO. 1400, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 96 OF MAPS, IN THE LOT 11 AND 14 OF TRACT NO. 2220, AS PER MAP RECORDED IN BOOK 22 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF GOLDEN AVENUE SHOWN ON MAP SAID TRACT NO. 2220 WITH A CURVE WHICH IS CURVE CONCAVE TO THE NORTHEAST HAS A RADIUS OF 1950.00 FEET AND IS CONCENTRIC WITH AND 50 FEET NORTHEASTERLY MEASURED RADially FROM THE NORTHEASTERLY CONTINUATION OF THAT CERTAIN CURVE HAVING A RADIUS OF 2000 FEET IN THE CENTER LINE OF WARDLOW ROAD AS DESCRIBED IN DEED TO SAID COUNTY, RECORDED AS INSTRUMENT NO. 882 ON NOVEMBER 20, 1942, IN BOOK 19686 PAGE 213, OFFICIAL RECORDS THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE 14.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST TANGENT TO SAID CONCENTRIC CURVE AND HAVING A RADIUS OF 1158.53 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1158.53 FEET A DISTANCE OF 38.73 FEET TO THE INTERSECTION THEREOF WITH A LINE PARALLEL WITH AND 50 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE OF GOLDEN AVENUE SAID LAST MENTIONED INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE 221.49 FEET TO A POINT THENCE NORTHWESTERLY ALONG A STRAIGHT LINE WHICH IS TANGENT TO SAID LAST MENTIONED CURVE AT SAID LAST MENTIONED POINT, A DISTANCE OF 22.83 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO OIL OPERATORS, INC. RECORDED IN BOOK 5638 PAGE 349, OFFICIAL RECORDS, THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 304.71 FEET TO SAID PARALLEL LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 332.95 FEET TO SAID TRUE POINT OF BEGINNING.

PARCEL 8:
THOSE PORTIONS OF LOTS 2 AND 3, OF TRACT NO. 2220, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY, ALONG THE EASTERLY LINES OF SAID LOTS 2 AND 3, A DISTANCE OF 250 FEET; THENCE WESTERLY, AT RIGHT ANGLES WITH THE EASTERLY LINE OF SAID LOT 3 TO THE WESTERLY LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK 3991 PAGE 88, OF OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTHERLY, ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED OR MINED FROM SAID LAND, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LAND TO PRODUCE, MINE OR TAKE SAID OIL, GAS AND MINERALS, AS RECORDED IN THE DEED FROM J. L. TOLBERT, ET AL., RECORDED MARCH 26, 1946 IN BOOK 22828 PAGE 374, OF OFFICIAL RECORDS.

PARCEL 9:
THOSE PORTIONS OF LOTS 3 AND 6 OF TRACT NO. 2220, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

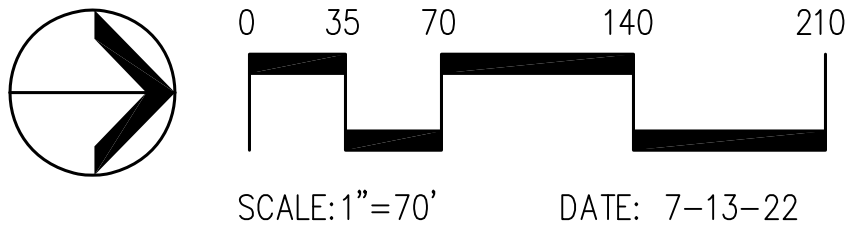
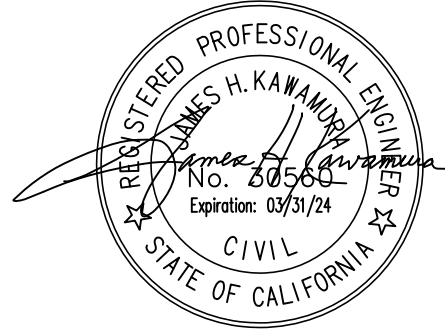
BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 3, DISTANT SOUTHERLY 250 FEET MEASURED ALONG THE EASTERLY LINES OF LOTS 2 AND 3 OF SAID TRACT NO. 2220 FROM THE NORTHEASTERLY CORNER OF SAID LOT 2, THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 3 AND 6, A DISTANCE OF 250 FEET THENCE WESTERLY AT RIGHT ANGLES WITH THE EASTERLY LINE OF SAID LOT 6, TO THE WESTERLY LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK 3991 PAGE 88 OF OFFICIAL RECORDS, OF SAID COUNTY; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A LINE EXTENDING WESTERLY AT RIGHT ANGLES, WITH THE EASTERLY LINE OF SAID LOT 3, FROM THE POINT OF BEGINNING, THENCE EASTERLY IN A DIRECT LINE, TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED OR MINED FROM SAID LAND, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LAND TO PRODUCE, MINE OR TAKE SAID OIL, GAS AND MINERALS, AS RECORDED IN THE DEED FROM J. L. TOLBERT, ET AL., RECORDED MARCH 26, 1946 IN BOOK 22828 PAGE 374, OFFICIAL RECORDS.

PARCEL 10:
THOSE PORTIONS OF LOT 6, 7 AND 10 OF TRACT NO. 2220, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 97 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF GOLDEN AVENUE AS SAID AVENUE IS SHOWN 60 FEET WIDE DISTANT SOUTHERLY THEREON 608.00 FEET FROM THE NORTHEASTERLY CORNER OF LOT 2 OF SAID TRACT NO. 2220, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO OIL OPERATORS, INC. A CORPORATION, RECORDED JANUARY 13, 1950 AS INSTRUMENT NO. 914 IN BOOK 31958 PAGE 305, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND OF OIL OPERATORS, INC. A DISTANCE OF 104.62 FEET TO A POINT IN A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 913.79 FEET SAID LAST MENTIONED POINT BEING THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO OIL OPERATORS, INC. RECORDED ON SEPTEMBER 13, 1954 AS INSTRUMENT NO. 2057 IN BOOK 3794 PAGE 138, OF OFFICIAL RECORDS, OF SAID COUNTY, THENCE SOUTHEASTERLY ALONG THE CURVE DESCRIBED IN SAID LAST MENTIONED DEED, AN ARC DISTANCE OF 358.54 FEET TO A POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO OIL OPERATORS, INC. RECORDED ON SEPTEMBER 13, 1951 AS INSTRUMENT NO. 2056 IN BOOK 37194 PAGE 137, OF OFFICIAL RECORDS, OF SAID COUNTY DISTANT THEREON, NORTH 89° 57' 15" WEST 13.70 FEET FROM THE EASTERLY LINE OF SAID LOT 10, THENCE ALONG THE NORTHERLY LINE OF SAID LAND RECORDED IN BOOK 37194 PAGE 137, OF OFFICIAL RECORDS, SOUTH 89° 57' 15" EAST 13.70 FEET TO THE EASTERLY LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 10, 7 AND 6, A DISTANCE OF 346.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 7203-002-001, 005, 007, 008, 009 & 010



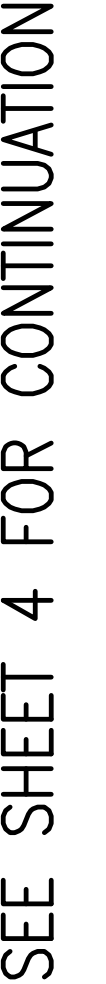
VESTING TENTATIVE TRACT MAP NO. 82712


(EXISTING SITE CONDITIONS) RIVER PARK

FOR CONDOMINIUM PURPOSES

LONG BEACH, CALIFORNIA

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
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SCALE: 1"=20' DATE: 7/13/2022

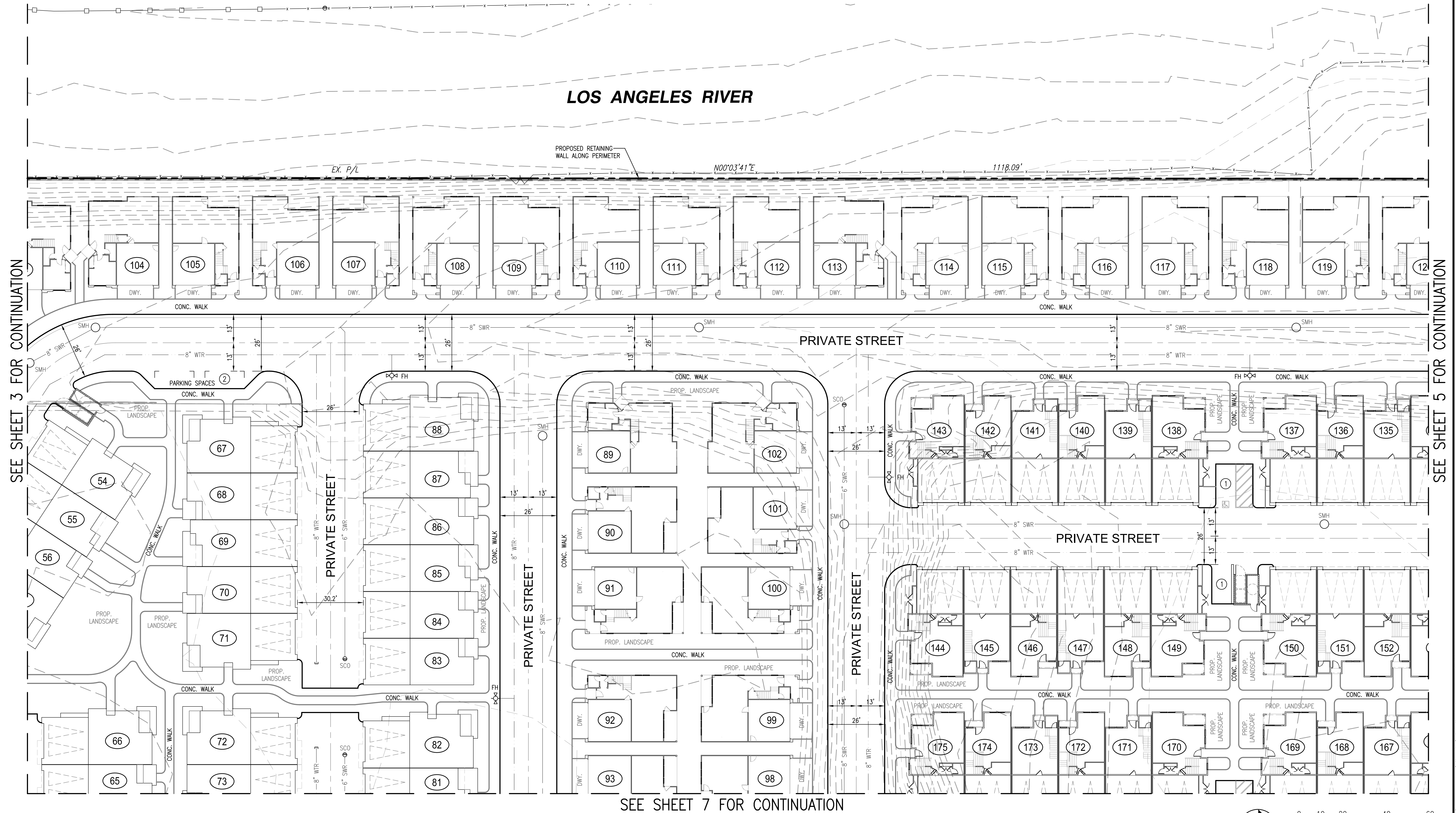
LONG BEACH, CALIFORNIA

PREPARED BY:

 **KHR ASSOCIATES**

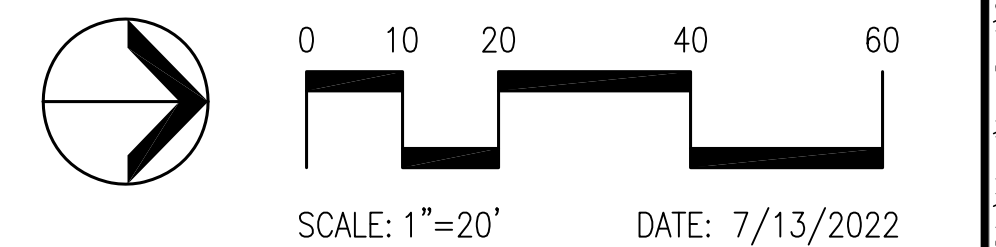
CONSULTING ENGINEERS/SURVEYORS/PLANNERS

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VESTING TENTATIVE TRACT MAP NO. 82712
FOR CONDOMINIUM PURPOSES

(PROPOSED SITE PLAN) RIVER PARK
LONG BEACH, CALIFORNIA



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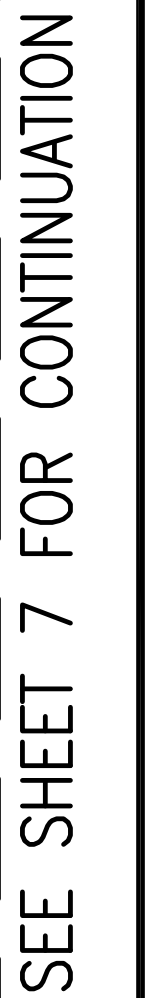
LONG BEACH, CALIFORNIA

PREPARED BY:

 **KHR ASSOCIATES**

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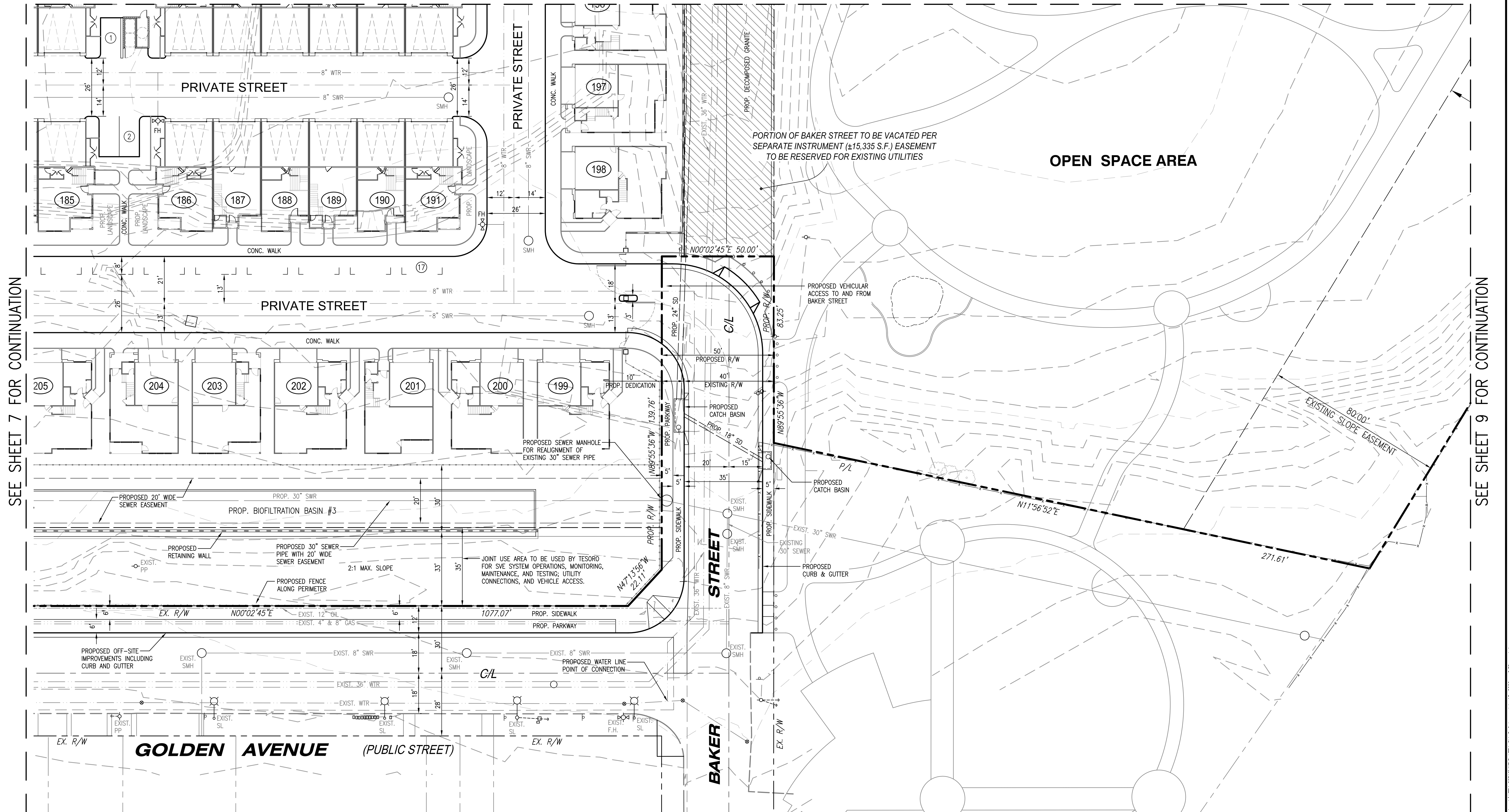
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LONG BEACH, CALIFORNIA

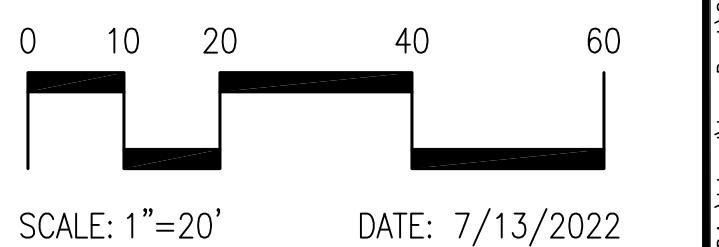
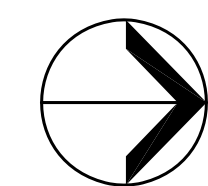
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SEE SHEET 5 FOR CONTINUATION



SEE SHEET 7 FOR CONTINUATION

SEE SHEET 9 FOR CONTINUATION



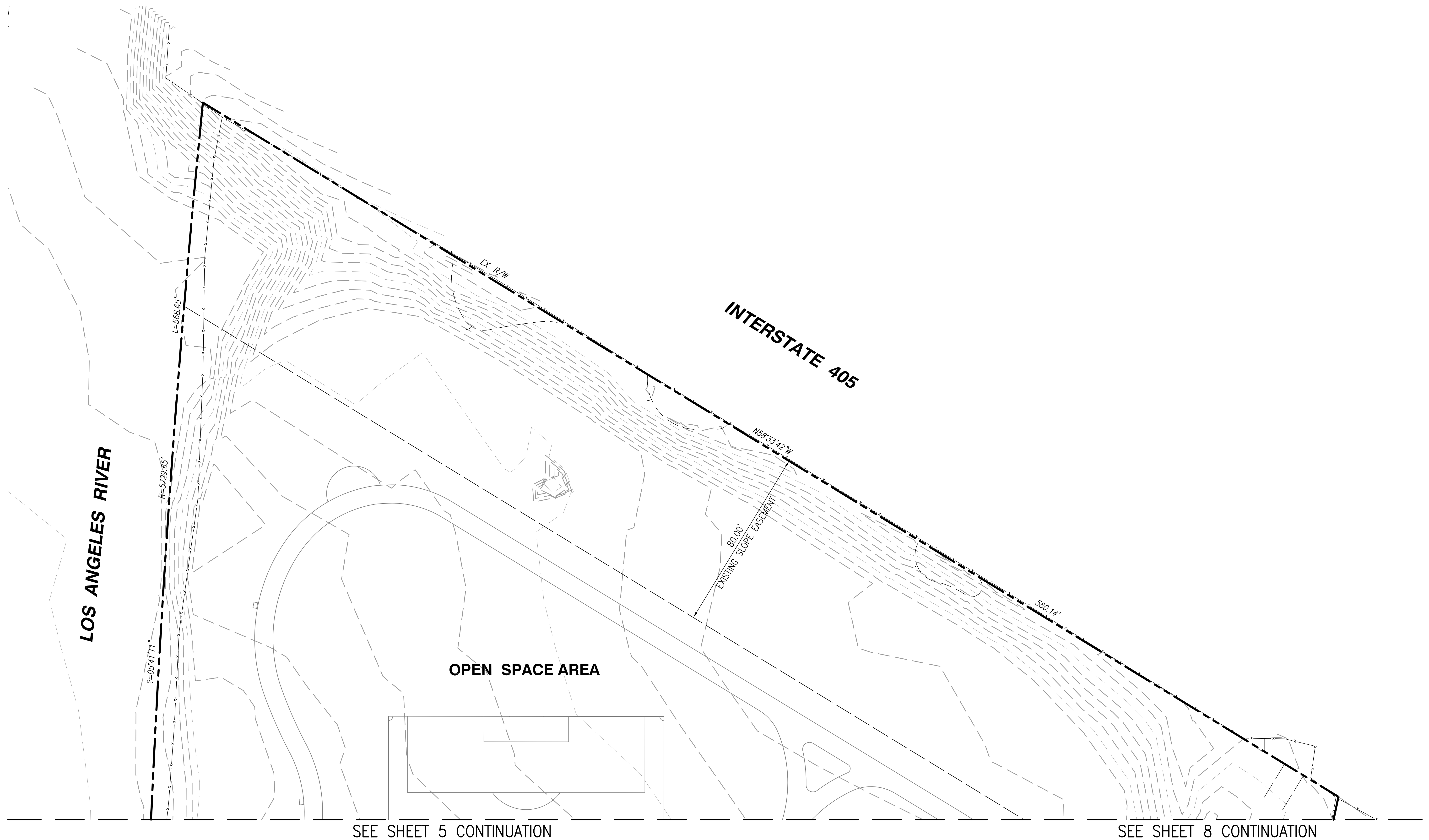
VESTING TENTATIVE TRACT MAP NO. 82712

FOR CONDOMINIUM PURPOSES

(PROPOSED SITE PLAN) RIVER PARK

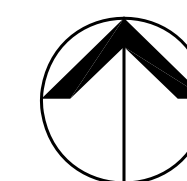
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Tel (949) 756-6440



SEE SHEET 5 CONTINUATION

SEE SHEET 8 CONTINUATION



0 10 20 40 60

SCALE: 1"=20' DATE: 7/13/2022

VESTING TENTATIVE TRACT MAP NO. 82712

FOR CONDOMINIUM PURPOSES

(PROPOSED SITE PLAN) RIVER PARK

LONG BEACH, CALIFORNIA

PREPARED BY:

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