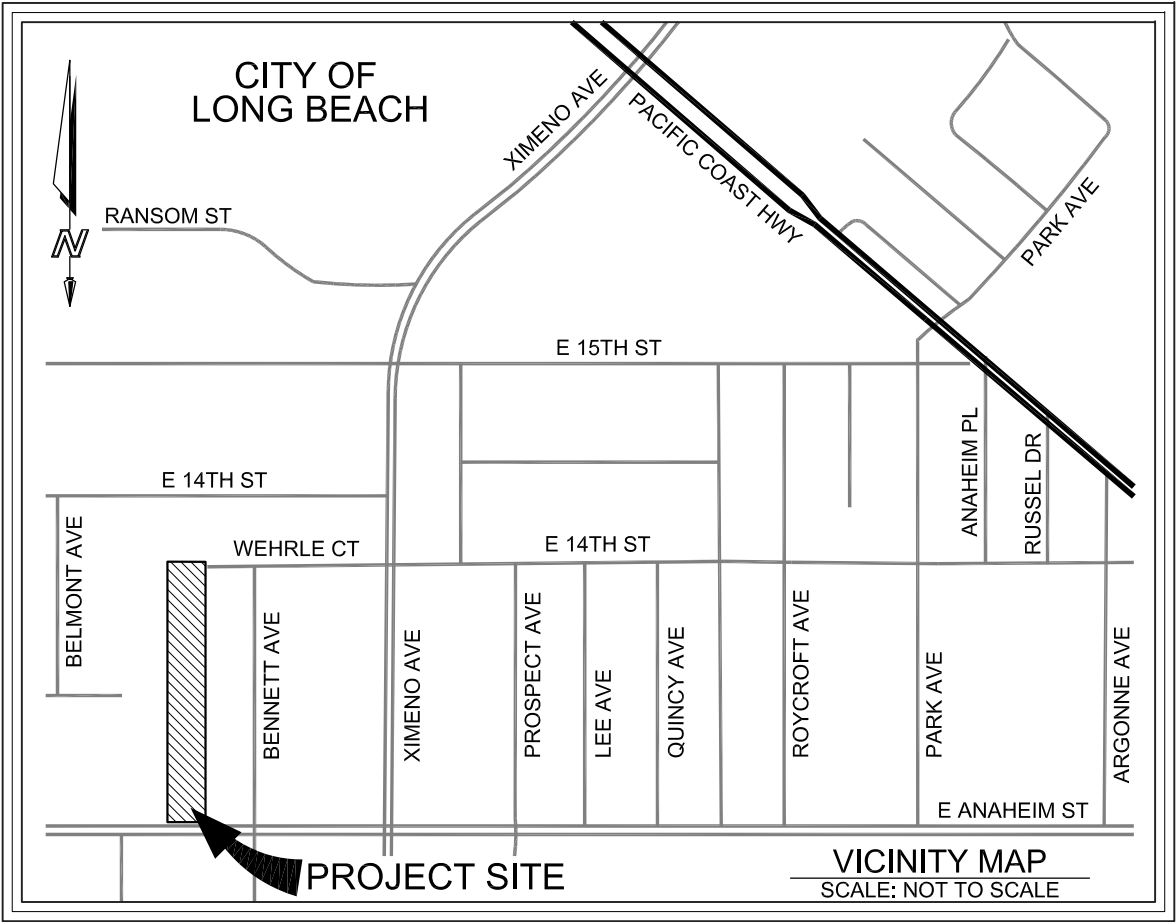


TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES

Exhibit B



LEGAL DESCRIPTION

THAT PORTION OF FARM LOT 63 OF MAP OF ALAMITOS TRACT, AS PER MAP RECORDED IN BOOK 36, PAGES 37-44 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WEST OF THE WEST LINE OF TRACT NO. 6399, AS PER MAP RECORDED IN BOOK 74, PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND EAST OF A LINE PARALLEL WITH AND 530 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE OLD CENTERLINE OF XIMENO AVENUE, AS SHOWN ON PARCEL MAP NO. 11753, RECORDED IN BOOK 116, PAGES 88-89 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG THE WEST LINE OF SAID LOT.

EXCEPT THAT PORTION LYING SOUTH OF THE NORTH LINE OF ANAHEIM STREET.

SAID LAND IS SHOWN ON EXHIBIT "A" OF NOTICE OF LOT MERGER AND GRANT OF CERTIFICATE OF COMPLIANCE RECORDED APRIL 3, 2018 AS INSTRUMENT NO. 2018-0315105 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITH NO RIGHT OF SURFACE ENTRY UPON SAID LAND TO REMOVE THE SAME, AS RESERVED BY KATHRYN F. FERGUSON, A WIDOW, IN A DEED RECORDED JUNE 29, 1973 AS INSTRUMENT NO. 1660 OF OFFICIAL RECORDS, AFFECTING THE NORTH 152.50 FEET.

SITE INFORMATION

OWNER
CENTRES LB II, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
9130 DADELAND BLVD, SUITE 1528
MIAMI, FL. 33156

SUBDIVIDER
CENTRES LB II, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
9130 DADELAND BLVD, SUITE 1528
MIAMI, FL. 33156
ATTN: BRAD SCHLAACK

SURVEYOR
ATLAS GEOSPATIAL
2191 EL CAMINO REAL SUITE 208K
OCEANSIDE CA. 92054

SITE ADDRESS
4223 E. ANAHEIM STREET, LONG BEACH
4215 E. ANAHEIM STREET, LONG BEACH

APN
7253-026-031

ZONING
R-2-N (TWO FAMILY RESIDENTIAL)
CCN (COMMUNITY R-4-N COMMERCIAL)

EXISTING USE
BUILDING A
MEDICAL OFFICE BUILDING

BUILDING B
GENERAL COMMERCIAL

PROPOSED USE
BUILDING A:
MEDICAL OFFICE BUILDING

BUILDING B:
GENERAL COMMERCIAL

LAND AREA
41,723.98 SF
0.958 AC

FLOOD ZONE
FLOOD INSURANCE RATE MAP NO. 06037C1970F;
FLOOD ZONE "X".

MAPPING NOTE

SITE MAPPING SHOWN HEREON IS PER PARCEL MAP NO. 11753, BOOK 116 PAGE 88 OF PARCEL MAPS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

TENTATIVE PARCEL MAP NOTES

- 1 UTILITIES ARE AVAILABLE TO THE PROJECT SITE.
- 2 SEWAGE DISPOSAL, WATER, AND DRAINAGE WILL BE PROVIDED THROUGH CITY SYSTEMS
- 3 PARCEL 1 SHALL HAVE A BLANKET ACCESS EASEMENT AGREEMENT FOR THE BENEFIT OF BUILDING B, TO BE RESERVED UNDER SEPARATE DOCUMENT(S).
- 4 BUILDING B IS TO BE CONVERTED TO A SINGLE UNIT CONDOMINIUM.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND ACCURATELY REFLECTS THE PLOTTABLE EASEMENTS OF RECORD AS NOTED IN PRELIMINARY TITLE REPORT WITH AN EFFECTIVE DATE OF APRIL 26, 2019, BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO 997-30029188-1MB.

W. Wayne Whatley
W. WAYNE WHATLEY, LS 8645
EXPIRES 12-31-2021

07/02/2020
DATE

