

PCH / MLK
Affordable Housing
SPR
Long Beach, CA

Program **Project Summary**

901, 917, 925, & 941 E. PACIFIC COAST HIGHWAY
LONG BEACH, CALIFORNIA 90806

PROJECT SUMMARY		
PROJECT DESCRIPTION:		
GROSS SITE AREA (SURVEY)	35,100 SF (270'-0" x 130'-0")	0.81 ACRES
NET SITE AREA :		
ALLEY EASEMENT (5'-0")	-1,350 SF (270'-0" x 5'-0")	
CALTRANS EASEMENT (13'-0")	-3,510 SF (270'-0" x 13'-0")	
P.W. DEDICATION (7'-0")	-1,890 SF (270'-0" x 7'-0")	
SUBTOTAL DEDICATION/EASEMENT	-6,750 SF	
NET SITE AREA (for F.A.R. + Density)	28,350 SF (270'-0" x 105'-0")	0.65 ACRES
RESIDENTIAL PROGRAM:	4 LEVELS	68 UNITS
CONSTRUCTION TYPE:	3 LEVELS OF TYPE VA OVER 1 LEVEL OF TYPE 1, FULLY SPRINKLERED	

CODE AREA/OCCUPANCY SUMMARY			
NOTE: BASED ON BUILDING AREA PER CBC TABLE 506.2			

LEVEL:	DESCRIPTION:	OCC. GROUP	ALLOWABLE GROSS AREA (SF)	PROVIDED GROSS AREA (SF)
1	PARKING, UTILITY, & STORAGE	S2	UNLIMITED	14,065
1	TENANT SPACE	B	UNLIMITED	4,000
1	MAIL/LOBBY/RES. AMENITY/LOUNGE/BIKEWORKSHOP/STORAGE	B	UNLIMITED	4,587
2	COMMUNITY ROOM/COVERD WORKSPACE	A3	34,500	1,336
2	LAUNDRY/RESTROOM/ OFFICES	B	54,000	877
2	RESIDENTIAL	R2	36,000	15,459
3	RESIDENTIAL	R2	36,000	17,672
4	RESIDENTIAL	R2	36,000	17,672
TOTAL:				75,668

ZONING SUMMARY			
CURRENT ZONE:	CHW (REGIONAL HIGHWAY COMMERCIAL)		
NEW ZONE PROPOSED:	CCN (R4-N) W/ TRADITIONAL SENIOR HOUSING CUP (LBMC 21.15.2430 - RESIDENTS WILL BE 62+ YEARS OF AGE)		
ASSESSOR'S PARCEL NO.:	7210-013-026 & 7210-013-023		
		ALLOWED:	PROPOSED:
DENSITY:	1 UNIT/200 SF of Lot Area(LBMC 21.52.233A)= 141 D.U.	68 D.U.	
FLOOR AREA RATIO (F.A.R.):	N/A	2.7 F.A.R.	
LOT COVERAGE: (LBMC 21.32.210 TABLE 32-3)	N/A	64.5%	

BUILDING HEIGHT (*DENSITY BONUS INCENTIVE PER CAGOV 65915.(d)(2)(D))	38'-0" / 3 STORIES (LBMC 21.32.210 TABLE 32-2-CCN)	*ADDITIONAL 33'-0" /3 STORIES	52'-6" / 4 STORIES
TOTAL ALLOWED: 71'-0" / 6 STORIES			
SETBACKS (LBMC 21.32.220 TABLE 32-2 FOR CCN) :		REQUIRED:	PROPOSED:
PACIFIC COAST HIGHWAY:		15'-0"	3'-0"
		(DENSITY BONUS PER CAGOV 65915(d)(2)(D) - INCENTIVE/CONCESSION #3)	
MARTIN LUTHER KING JR. AVENUE:		10'-0"	5'-0"
		(DENSITY BONUS PER CAGOV 65915(d)(2)(D) - INCENTIVE/CONCESSION #1)	
MYRTLE AVENUE:		10'-0"	10'-0"
ALLEY:			
ADJACENT TO RESIDENTIAL SIDE YARD:		40'-0"	10'-0"
		(DENSITY BONUS PER CAGOV 65915(d)(2)(D) - INCENTIVE/CONCESSION #2)	
ADJACENT TO RESIDENTIAL REAR YARD:		20'-0"	20'-0"
PARKING:		14'-0"	14'-0"

RESIDENTIAL UNIT SUMMARY		
LEVEL 2	NO. OF UNITS	GROSS AREA (SF)
A1 -STUDIO	1	526 SF
B1 - 1 BEDROOM	6	606 SF
B2 - 1 BEDROOM*	3	606 SF
B3 - 1 BEDROOM	6	606 SF
B4 - 1 BEDROOM	1	606 SF
B5 - 1 BEDROOM**	1	606 SF
B6 - 1 BEDROOM	1	606 SF
C1 - 2 BEDROOM - MANAGER UNIT	1	1053 SF
TOTAL UNITS:	20	

LEVEL 3		
A1 -STUDIO	3	526 SF
B1 - 1 BEDROOM	7	606 SF
B2 - 1 BEDROOM*	5	606 SF
B3 - 1 BEDROOM	6	606 SF
B4 - 1 BEDROOM*	1	606 SF
B5 - 1 BEDROOM**	1	606 SF
B6 - 1 BEDROOM*	1	606 SF
TOTAL UNITS:	24	

LEVEL 3		
A1 -STUDIO	3	526 SF
B1 - 1 BEDROOM	7	606 SF
B2 - 1 BEDROOM*	5	606 SF
B3 - 1 BEDROOM	6	606 SF
B4 - 1 BEDROOM	1	606 SF
B5 - 1 BEDROOM**	1	606 SF
B6 - 1 BEDROOM	1	606 SF
TOTAL UNITS:	24	

TOTAL PROJECT: 68

NOTE: 7 ADA UNITS THAT COMPLY WITH CBC CHAPTER 11B (10% OF TOTAL) ARE IDENTIFIED BY A SINGLE ASTERISK (*)
3 HEARING AND VISUAL AID UNITS THAT COMPLY WITH CBC CHAPTER 11B (4% OF TOTAL) ARE IDENTIFIED BY A DOUBLE ASTERISK (**)

RESIDENTIAL UNIT BREAKDOWN		
UNIT TYPE	NO. OF UNITS	PERCENTAGE
STUDIO	7	10.3%
1 BEDROOM	60	88.2%
2 BEDROOM - MANAGER UNIT	1	1.5%
TOTAL UNITS=	68	

PARKING SUMMARY	
REQUIRED VEHICULAR PARKING:	

AFFORDABLE RESIDENTIAL:
(DENSITY BONUS REDUCTION PER CAGOV 65915(p)(4)
67 UNITS x 0 SPACES = 0 SPACES

MARKET RATE MANAGER'S UNIT (LBMC 21.41.216 TABLE 41-1A)
(1) 2 BEDROOM UNIT x 2 SPACES = 2 SPACES

TENANT SPACE (POTENTIAL MEDICAL OFFICE) (LBMC 21.41.216 TABLE 41-1C)
4000 SF x (5 SPACES/1000 SF)= 20 SPACES
TOTAL REQUIRED VEHICULAR PARKING= 22 SPACES

PROVIDED VEHICULAR PARKING= 38 SPACES

REQUIRED/PROVIDED ACCESSIBLE PARKING : PER CBC 2016 SECTION 11B-208= 1 STANDARD
1 VAN ACCESSIBLE

REQUIRED/PROVIDED ECVS PARKING: PER CALGREEN SECTIONS 4.106.4 AND 5.106.5.3, CBC 2016 SECTIONS 11B-228.3 & 11B-812, AND CEC ARTICLE 625)

5% EVC CHARGING STATIONS = 1 STANDARD ECVS
1 VAN ACCESSIBLE ECVS

25% EV SPACES= 10 SPACES

REQUIRED/PROVIDED BIKE PARKING:

RESIDENTIAL: 68 UNITS x (1 SPACE/5 UNITS)= 14 LONG TERM BICYCLE SPACES
(LBMC 21.45.400.1.2)

TENANT SPACE: 4,000 SF x (1 SPACE/5,000 SF)= 1 SHORT TERM BICYCLE SPACE
((LBMC 21.45.400.1.2)

OPEN SPACE SUMMARY		
REQUIRED USABLE OPEN SPACE (PER LBMC 21.52.233.G; 21.52.233.F)		
*LBMC 21.52.233.G- Each facility shall provide not less than (150) square feet of usable open space per unit or room. Of the (150) square feet, not less than (50) square feet shall be private open space		
**LBMC 21.52.233.F- Each facility shall provide not less than three hundred (300) square feet of common recreational space		
COMMON OPEN SP.	68 UNITS X 100SF=	6800 SF
PRIVATE OPEN SP.	68 UNITS X 50 SF=	3400 SF
COMMON RECREATIONAL SP.		300
		10500 SF

PROVIDED USABLE OPEN SPACE		
COMMON OPEN SPACE		
LEVEL 1		
	LOBBY	710 SF
	LOUNGE	725 SF
	RESIDENT COMMUNITY ROOM	750 SF
LEVEL 2		
	COMMUNAL GARDEN	4160 SF
	COVERED WORKSPACE	585 SF
	COMMUNITY ROOM	670 SF
COMMON OPEN SPACE SUBTOTAL		7600 (> 6800SF)

*PRIVATE OPEN SPACE		
*Since private open space is not provided for each unit, additional common open space has been provided		
	1 UNITS (8'-0" W x 14'-0"D PATIO) X 112 SF	112 SF
	5 UNITS (21'-0" W x 8'-0"D PATIO) X 168 SF	840 SF
	26 UNITS (12'-0" W x 7'-0"D BALCONY) X 84 SF	2184 SF
PRIVATE OPEN SPACE SUBTOTAL		3136 SF (>3400 SF)*
*HOWEVER BECAUSE PRIVATE OPEN SPACE IS NOT PROVIDED FOR EACH UNIT, CAGOV 65915(d)(2)(D) INCENTIVE/CONCESSION #4 TO BE UTILIZED		
COMMON RECREATIONAL SPACE		
	BIKE WORKSHOP	560 SF (>300SF)
TOTAL PROVIDED OPEN SPACE		11296 SF (>10500 SF)



LEED v4 for Building Design and Construction: Multifamily Midrise

Project Scorecard

Project Name: PCH / MLK Housing
 Date: 4/7/2020

Y	?	N				
2			Credit	Integrative Process	2	
6	9	15	Location and Transportation			15
Y			Prereq	Floodplain Avoidance	Required	
PERFORMANCE PATH						
0	0	15	Credit	LEED for Neighborhood Development Location	15	
PRESCRIPTIVE PATH						
4	4	0	Credit	Site Selection	8	
0	3	0	Credit	Compact Development	3	
1	1	0	Credit	Community Resources	2	
1	1	0	Credit	Access to Transit	2	
3	2	2	Sustainable Sites			7
Y			Prereq	Construction Activity Pollution Prevention	Required	
Y			Prereq	No Invasive Plants	Required	
2	0	0	Credit	Heat Island Reduction	2	
0	1	2	Credit	Rainwater Management	3	
1	1	0	Credit	Non-Toxic Pest Control	2	
6	3	12	Water Efficiency			12
Y			Prereq	Water Metering	Required	
PERFORMANCE PATH						
0	0	12	Credit	Total Water Use	12	
PRESCRIPTIVE PATH						
3	2	0	Credit	Indoor Water Use	6	
3	1	0	Credit	Outdoor Water Use	4	
6	9	0	Energy and Atmosphere			37
Y			Prereq	Minimum Energy Performance	Required	
Y			Prereq	Energy Metering	Required	
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required	
6	2	0	Credit	Annual Energy Use	30	
0	5	0	Credit	Efficient Hot Water Distribution	5	
0	2	0	Credit	Advanced Utility Tracking	2	
6	3	0	Materials and Resources			9
Y			Prereq	Certified Tropical Wood	Required	
Y			Prereq	Durability Management	Required	
0	1	0	Credit	Durability Management Verification	1	
3	2	0	Credit	Environmentally Preferable Products	5	
3	0	0	Credit	Construction Waste Management	3	

5	13	0	Indoor Environmental Quality			18
Y			Prereq	Ventilation	Required	
Y			Prereq	Combustion Venting	Required	
Y			Prereq	Garage Pollutant Protection	Required	
Y			Prereq	Radon-Resistant Construction	Required	
Y			Prereq	Air Filtering	Required	
Y			Prereq	Environmental Tobacco Smoke	Required	
Y			Prereq	Compartmentalization	Required	
1	2	0	Credit	Enhanced Ventilation		3
0	2	0	Credit	Contaminant Control		2
0	3	0	Credit	Balancing of Heating and Cooling Distribution Systems		3
0	3	0	Credit	Enhanced Compartmentalization		3
2	0	0	Credit	Enhanced Combustion Venting		2
0	1	0	Credit	Enhanced Garage Pollutant Protection		1
2	1	0	Credit	Low Emitting Products		3
0	1	0	Credit	No Environmental Tobacco Smoke		1
6	0	0	Innovation			6
Y			Prereq	Preliminary Rating	Required	
1	0	0	Credit	Innovation		1
1	0	0	Credit	Innovation		1
1	0	0	Credit	Innovation		1
1	0	0	Credit	Innovation		1
1	0	0	Credit	Innovation		1
1	0	0	Credit	LEED AP Homes		1
2	2	0	Regional Priority			4
1	0	0	Credit	Annual Energy Use (20) / Outdoor water use (4)		1
1	0	0	Credit	Enhanced ventilation (2)		1
0	1	0	Credit	Compact Development (2) / Community resources (1)		1
0	1	0	Credit	Access to transit (2) / Total water use (8)		1

42*

41

29

TOTALS

110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

*42 POINTS PROVIDED



Project Design Narrative

The proposed development would leverage an empty lot and automotive garage into a vibrant mixed use development. Located on heavily trafficked Pacific Coast Highway at the corner of Martin Luther King Jr. Avenue, the ground floor will be commercial in character, with a resident lobby, lounge, and community serving tenant. Three levels of senior affordable housing will be located above, designed as wood modular construction for its abbreviated schedule and associated cost savings.

The design references the art deco and streamline moderne styles of two revered community institutions: Long Beach City College, located several blocks east, and Long Beach Polytechnic High School, located to its immediate south. The majority of the building’s massing fronts Pacific Coast Highway, while a large courtyard at the back of the project site helps transition to the lower scale of the adjacent neighborhood. The alley will also be enhanced with lush landscaping, while the podium courtyard will have a communal garden, fireplace, outdoor seating, and community room.

With several installations along Martin Luther King Jr. Avenue, this development complements the emerging arts corridor by incorporating murals celebrating the heritage of the community. In addition, street art will be incorporated at the crosswalks to highlight pedestrian activity.

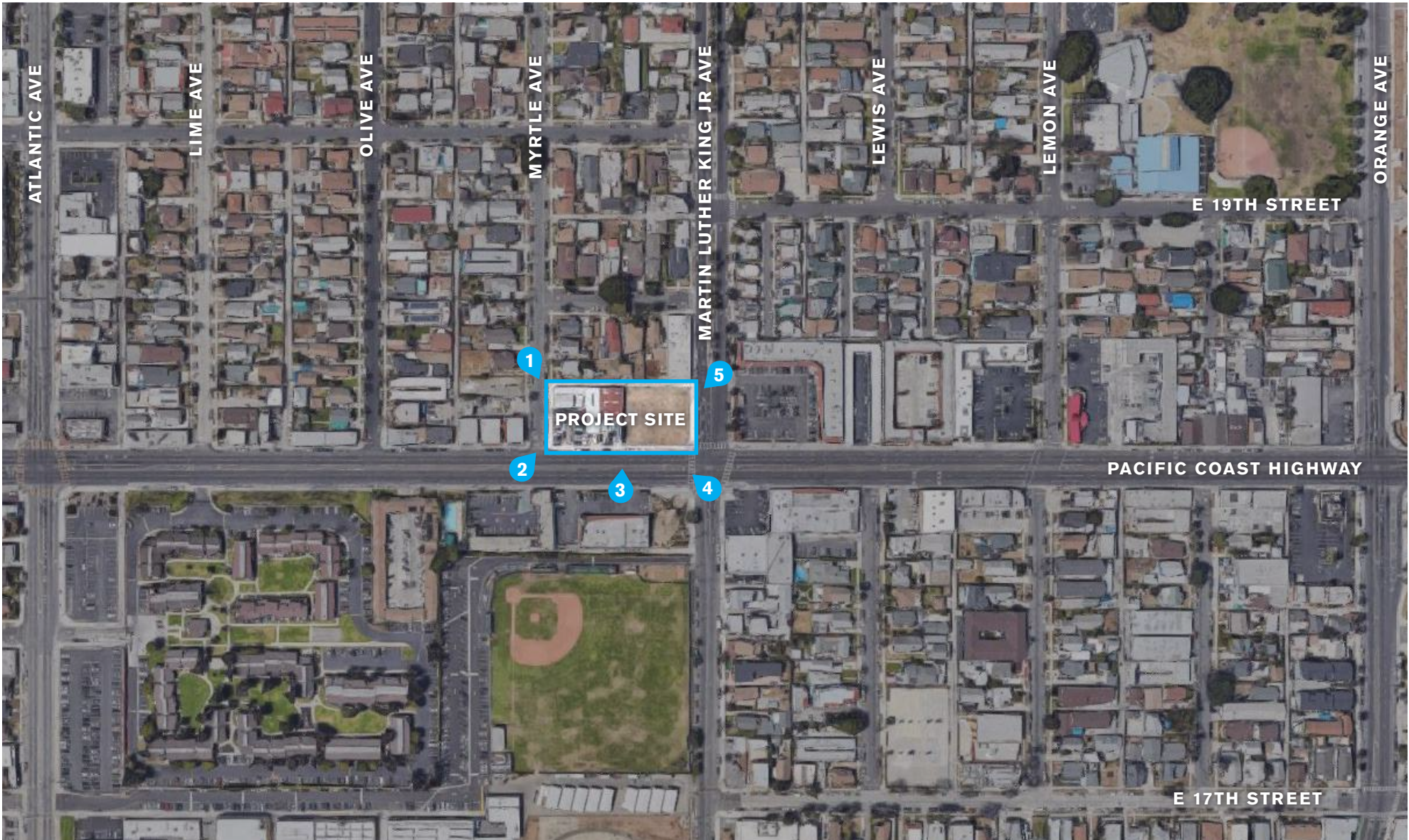
Amenity Description

The project is rich in tenant serving amenity spaces. The ground floor includes a large entry lobby which will contain communal seating and act as an informal space for tenants to interact. The mail room is strategically located within the lobby space to further act as an opportunity for tenants to engage with one another. Also on the ground floor is a resident lounge providing for learning opportunities, reading areas, and other interactive activities for residents. Adjacent to the resident lounge is an additional resident amenity space to be determined, but one which will serve as a complimentary function to the resident lounge and will likely be a flexible space. Finally, to promote active lifestyles, the ground floor also includes the resident bike storage room and bike shop where tenants can work on their bikes as needed.

Located on the second floor podium level, is a large central open courtyard space with communal vegetable, herb and fruit gardens for residents to use. The communal gardens provide for a sense of ownership for residents while also creating community between tenants. An accessory space to the communal gardens is an outdoor covered workspace for gardening and other outdoor activities. Also on the second floor is a community room purposefully located adjacent to the courtyard space to create an opportunity for indoor/outdoor joint programs. The area immediately outside the community room is designed as an outdoor seating area with an open trellis element.

Each floor also includes an amply sized laundry room to provide for an inviting, comfortable experience. This is intended to promote additional interaction amongst residents utilizing the laundry facilities.

Existing Conditions **Site Context Images**



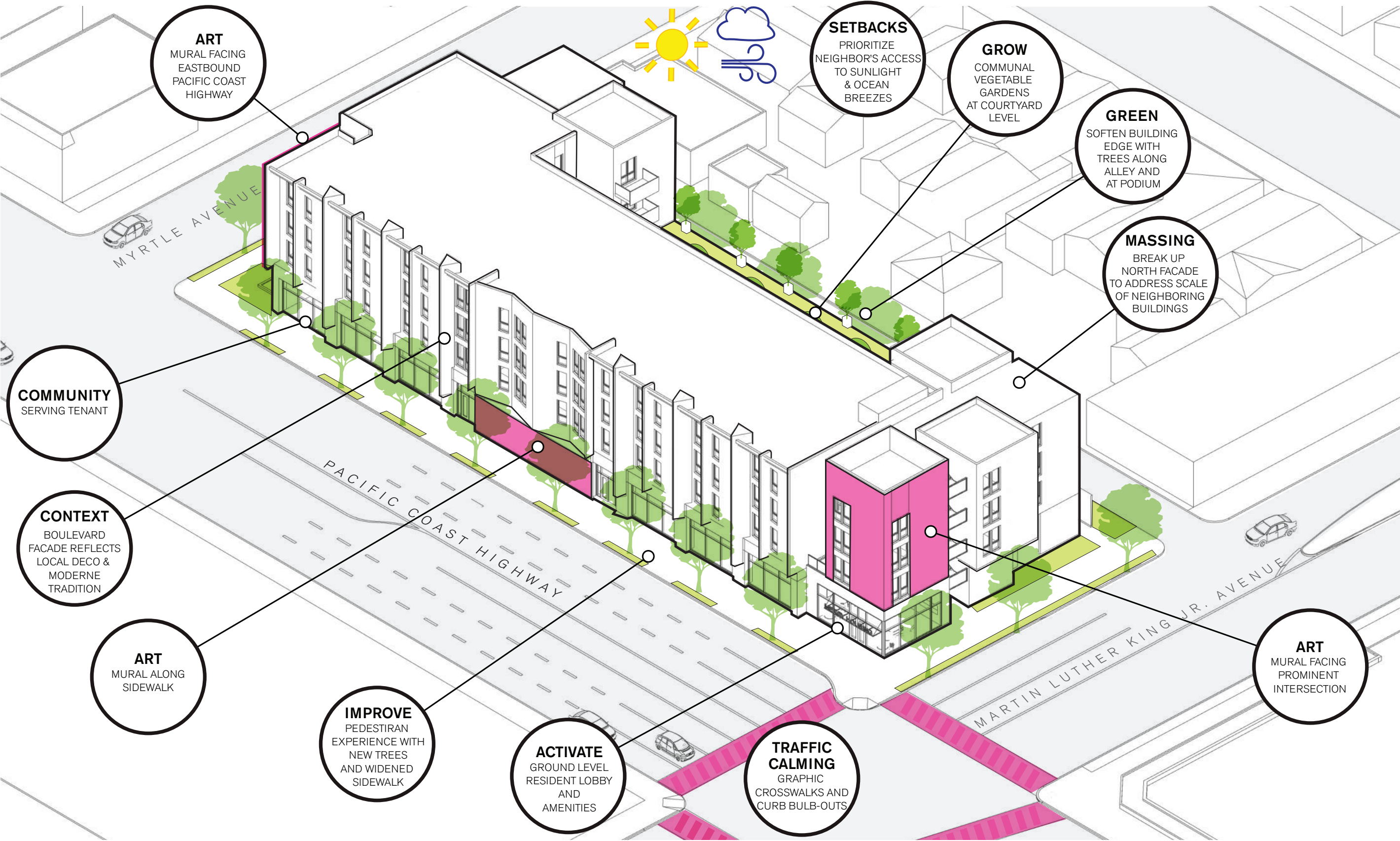
Plan Vicinity Map



Precedent Images

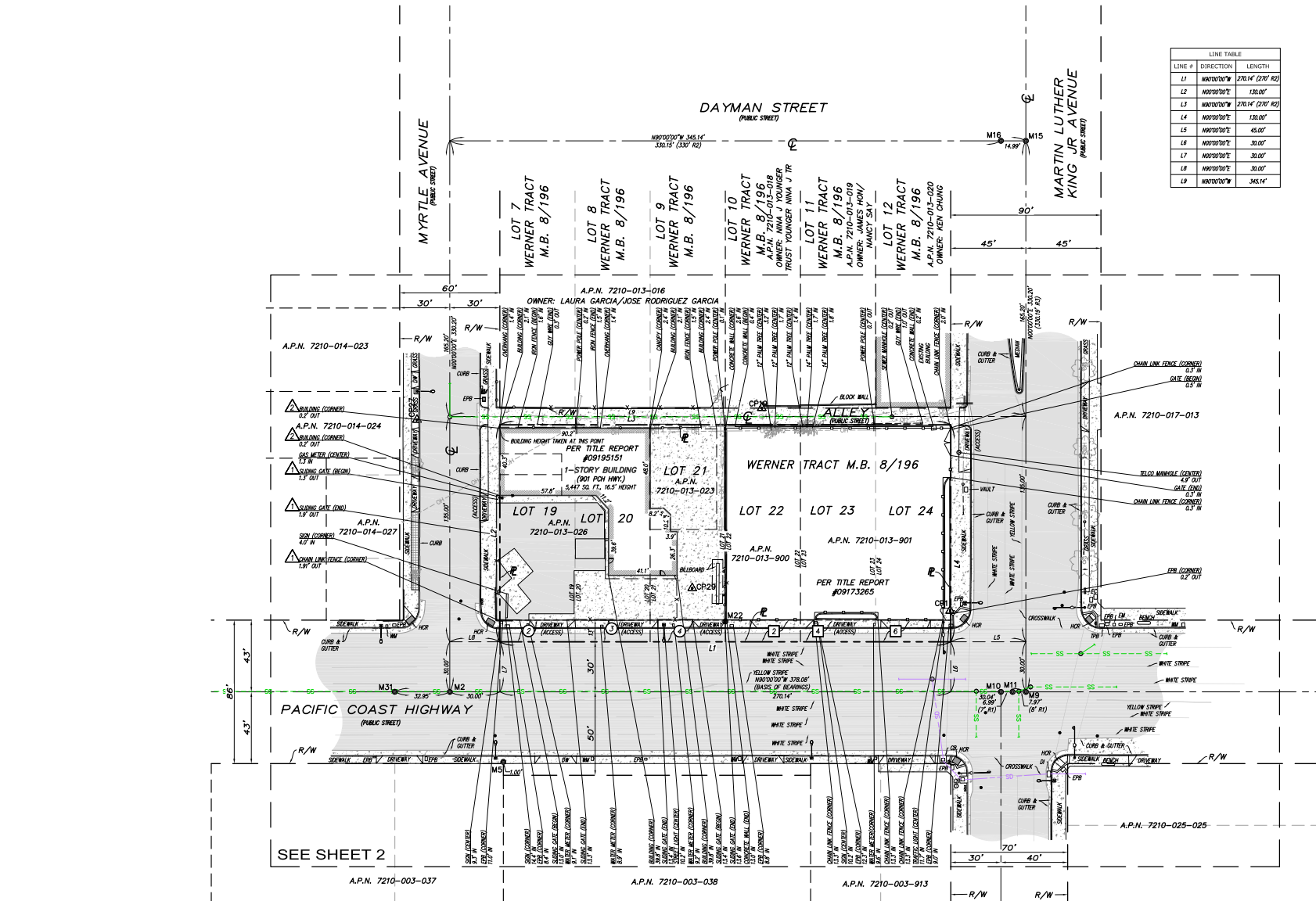


Massing Diagram



A.L.T.A./N.S.P.S. LAND TITLE SURVEY

901, 917, 925 & 941 E. Pacific Highway, Long Beach, CA 90806



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N00°00'00"W	270.14' (270' 8")
L2	N00°00'00"W	130.00'
L3	N00°00'00"W	270.14' (270' 8")
L4	N00°00'00"W	130.00'
L5	N00°00'00"W	45.00'
L6	N00°00'00"W	30.00'
L7	N00°00'00"W	30.00'
L8	N00°00'00"W	30.00'
L9	N00°00'00"W	345.14'

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 22, 23 AND 24 OF THE RESUBDIVISION OF THE WERNER TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 47 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERAL AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE OF ENTRY, AS RESERVED IN DEED FROM ATLANTIC RICHFIELD COMPANY, RECORDED MAY 27, 1976 AS INSTRUMENT NO. 758, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS: 7210-013-008 & 7210-013-023

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 08173265, DATED SEPTEMBER 13, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.

A. - PROPERTY TAXES (NOT A SURVEY MATTER).

B. - PROPERTY TAXES (NOT A SURVEY MATTER).

C. - PROPERTY TAXES (NOT A SURVEY MATTER).

1. - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. - EASEMENT FOR PUBLIC HIGHWAY RECORDED NOVEMBER 14, 1935 IN BOOK 13678 PAGE 118 OFFICIAL RECORDS (PLOTTED HEREIN).

3. - A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS OR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OR CONSTRUCTION OF A HIGHWAY CONTIGUOUS THERETO, AS CONTAINED IN THE ABOVE MENTIONED DEED.

4. - EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 13695 PAGE 371 OFFICIAL RECORDS (PLOTTED HEREIN).

5. - WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS OR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OR CONSTRUCTION OF A HIGHWAY CONTIGUOUS THERETO, AS CONTAINED IN THE ABOVE MENTIONED DEED.

6. - EASEMENT FOR STREET PURPOSES FOR THE WIDENING OF STATE STREET RECORDED IN BOOK 15557 PAGE 122 OFFICIAL RECORDS (PLOTTED HEREIN).

7. - AN OIL AND GAS LEASE (NOT A SURVEY MATTER).

8. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED APRIL 9, 1973 RECORDED NO. 3187 OFFICIAL RECORDS (NOT A SURVEY MATTER).

9. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 23, 1976 RECORDED NO. 3380 OFFICIAL RECORDS (NOT A SURVEY MATTER).

10. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED MARCH 10, 2005 RECORDED NO. 05-054908 OFFICIAL RECORDS (NOT A SURVEY MATTER).

11. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED JUNE 29, 2007 RECORDED NO. 2007075233 OFFICIAL RECORDS (NOT A SURVEY MATTER).

12. - A GRANT DEED RECORDED MARCH 9, 2011 RECORDED NO. 20110360837 OFFICIAL RECORDS (NOT A SURVEY MATTER).

13. - ANY CLAIM THAT THE TRANSACTION VESTING THE TITLE AS SHOWN IN SCHEDULE A OR CREATING THE USE OF THE INSURED MORTGAGE, OR ANY OTHER TRANSACTION OCCURRING ON OR PRIOR TO DATE OF POLICY IN WHICH THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH, OR ITS SUCCESSORS TRANSFERRED, ACQUIRED, OR MADE ANY AGREEMENT AFFECTING THE TITLE TO OR ANY INTEREST IN THE LAND, IS VOID OR VOIDABLE, OR SUBJECT TO TERMINATION, RESCINDATION, OR JUDICIAL REVIEW UNDER CALIFORNIA ASSEMBLY BILL 28 (CHAPTER 5, STATUTES OF 2011-12, FIRST EXTRAORDINARY SESSION) AND CALIFORNIA ASSEMBLY BILL 1404 (NOT A SURVEY MATTER).

14. - APPROVAL OF THE POLICY OR COMMENT OF TITLE INSURANCE ANTICIPATED BY THIS REPORT BY REGIONAL COUNSEL OF THE COMPANY IS REQUIRED PRIOR TO THE REORGANIZATION OF THE INSTRUMENTS REQUIRED TO COMPLETE THIS REORGANIZATION AND THE SIGNING OF SUCH POLICY OR COMMENT, THE RIGHT IS RESERVED TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON SUCH REVIEW (NOT A SURVEY MATTER).

15. - PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING (NOT A SURVEY MATTER).

16. - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).

17. - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).

18. - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).

19. - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

ITEMS CORRESPONDING TO TABLE A ITEMS

- ITEM 14: THE NEAREST INTERSECTING STREET TO THE PROPERTY IS AS SHOWN HEREIN.

- ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE FIELD WORK.

- ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

- ITEM 18: NO EVIDENCE OF WETLANDS ON THE SUBJECT PROPERTY. NO DELINEATION MARKERS OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

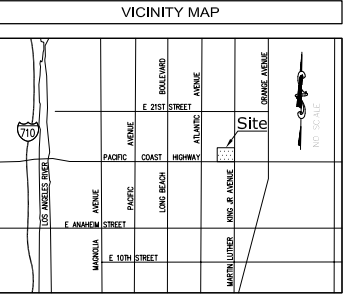
SURVEYOR'S NOTES

- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROUND BRIDGES, TREES AND SHRUBS.

- THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. PANEL NO. 08032002E, DATED SEPTEMBER 26, 2005. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-438-6622), WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 19, 20 AND 21 OF THE RESUBDIVISION OF THE WERNER TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 47 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 13 FEET THEREOF FOR STREET PURPOSES.

ASSESSOR'S PARCEL NUMBERS: 7210-013-028 & 7210-013-023

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 08195515, DATED AUGUST 22, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.

A. - PROPERTY TAXES (NOT A SURVEY MATTER).

B. - PROPERTY TAXES (NOT A SURVEY MATTER).

C. - PROPERTY TAXES (NOT A SURVEY MATTER).

D. - PROPERTY TAXES (NOT A SURVEY MATTER).

E. - PROPERTY TAXES (NOT A SURVEY MATTER).

F. - PROPERTY TAXES (NOT A SURVEY MATTER).

1. - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, REDEVELOPMENT OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 13744 PAGE 315 OFFICIAL RECORDS (PLOTTED HEREIN).

3. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, REDEVELOPMENT OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 13726 PAGE 384 OFFICIAL RECORDS (PLOTTED HEREIN).

4. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, REDEVELOPMENT OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 13010 PAGE 163 OFFICIAL RECORDS (PLOTTED HEREIN).

5. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED APRIL 9, 1973 RECORDED NO. 3187 OFFICIAL RECORDS (NOT A SURVEY MATTER).

6. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 23, 1976 RECORDED NO. 3380 OFFICIAL RECORDS AND AMENDED MARCH 10, 2005 AS INSTRUMENT NO. 05-054908 OFFICIAL RECORDS (NOT A SURVEY MATTER).

7. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED JUNE 29, 2007 AS INSTRUMENT NO. 2007075233 OFFICIAL RECORDS (NOT A SURVEY MATTER).

8. - A DEED OF TRUST (NOT A SURVEY MATTER).

9. - AN ABSTRACT OF JUDGMENT (NOT A SURVEY MATTER).

10. - AN ABSTRACT OF JUDGMENT (NOT A SURVEY MATTER).

11. - A LEND FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).

12. - A LEND FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).

13. - A LEND FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).

14. - A LEND FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).

15. - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).

16. - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).

17. - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).

18. - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION IS FROM THE CITY OF LONG BEACH ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONE: CHW (REGIONAL HIGHWAY COMMERCIAL)

MINIMUM SETBACKS: FRONT: 10 FEET, SIDE: 10 FEET, REAR: 20 FEET

HEIGHT RESTRICTIONS: 40 FEET

POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

CHAIN LINK FENCE AND SLIDING GATE OVERLAP INTO MYRTLE AVENUE RIGHT-OF-WAY

BUILDING OVERLAPS INTO MYRTLE AVENUE RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

TO: MERCY HOUSING CALIFORNIA 96, L.P., MERCY LOAN FUND, A COLORADO NONPROFIT CORPORATION AND COMMONWEALTH LAND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, DRAFT ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 26, 2019.

DATE OF PLAN OR MAP: OCTOBER 29, 2019.

LEGEND

APN	ASSESSOR'S PARCEL NUMBER	FLOW DIRECTION
CB	CATCH BASIN	FOUND MONUMENT AS NOTED
CL	CENTER LINE	GAS METER
CE	CHANCE OF EXISTING TREE	GATE
DI	DRAIN INLET	GUY WIRE
DW	DRAINAGE	PALM TREE
EC	ELECTRIC CABLE	POWER POLE W/ TRANSFORMER
EM	ELECTRIC METER	SPRINKLER MANHOLE
EPB	ELECTRIC PULL BOX	STON
FF	FRESH FLOOR	STREET LIGHT
FS	FRESH SURFACE	STON SHOWN MANHOLE
FL	FLOW LINE	STON MANHOLE
HC	HANDICAP RAMP	TRUCK LIGHT
INV	INVERT	TREE (TYPICAL)
MG	NATURAL GROUND	WATER VALVE
NU	PER RECORD PWB 0323-354	ROCK WALL
RU	PER RECORD M.B. 8/196	CONCRETE/RETAINING WALL
RL	PER RECORD PWB 0323-352	FLOW LINE
RL	PROPERTY LINE	INTERIOR LOT LINE
RL	RIGHT OF WAY	MONUMENT LINE
RL	RELO PULL BOX	OVERHEAD LINE
RL	TOP OF CURB	OH
TRP	TYPICAL	PROPERTY LINE
W	WATER METER	ROSE LINE
WP	WATER PAVEMENT	RIGHT-OF-WAY
WP	CONCRETE PAVEMENT	SANITARY SEWER LINE
WP	CONCRETE PAVEMENT	STON DRAIN LINE
WP	CONCRETE PAVEMENT	WOOD FENCE
WP	CONCRETE PAVEMENT	WIRE FENCE

MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD 2" BRASS DISK IN WELL MONUMENT, DOWN 2.0', ACCEPTED AS CL INTERSECTION PER PWB 0323-339
M5	FD LEAD AND TACK STAMPED "LS 8486", ACCEPTED AS LOT PROD PER PARCEL MAP NO. 8979, P.M.B. 136/82-83
M9	TO MAGNETIC NAIL, ACCEPTED AS CL INTERSECTION PER PWB 0323-352-354
M10	FD GEAR SPIKE & WASHER STAMPED "LS 5679", ACCEPTED AS CL INTERSECTION PER PWB 0323-354
M11	TO 2" BRASS DISK IN WELL MONUMENT, ACCEPTED AS POINT ON CL PER PWB 0323-354
M15	FD 2" BRASS DISK IN WELL MONUMENT, DOWN 0.7', STAMPED "LS 2957", PER PWB 0323-502
M16	FD GEAR SPIKE & WASHER STAMPED "LS 8294", PER PWB 0323-1058
M22	FD ROUNDED BOLT, NO REFERENCE
M31	TO MAGNETIC NAIL, ACCEPTED AS POINT ON CL PER PWB 0323-339

REVISIONS

NO.	DATE	REVISIONS	BY
0	10/08/19	SUBMITTAL	RM/HP
1	10/29/19	CLIENT COMMENTS	RG

UTILITY STATEMENT

BURIED UTILITIES AND/OR PRELIMINARY SHOWN HEREON ARE FOR VISUAL AND APPROXIMATE PURPOSES ONLY. REVISIONS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELEVANT AND RESPONSIBLE SOURCES. NOT CONNECTED WITH CALVADA SURVEYING, INC. OR WARNINGS PROVIDED BY AN INDEPENDENT LOCAL CONNECTION. NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE LINE WILL BE VERIFIED BY FIELD TYPING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert

Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR

UNITED CIVIL

3044 AQUILA RD., SUITE 215

AQUILA HILLS, CA 90701

PHONE: (818) 707-8648 x11

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF PACIFIC HIGHWAY, BEING N00°00'00"W PER WERNER TRACT MAP RECORDED IN BOOK 8 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LONG BEACH BENCHMARK NO. 29, ELEVATION 25.10 FEET (NGD 29).

DESCRIPTION:

BRASS DISK FLUSH W/ P.W.M. STAMPED "CLB BM 29", 16" W/ CURB, 11" W/ CURB.

MINIMUM GROUND FLOOR AREA OF BUILDINGS: 5,447 SQ. FT.

BRASS DISK FLUSH W/ P.W.M. STAMPED "CLB BM 29", 16" W/ CURB, 11" W/ CURB.

SITE INFORMATION

PROPERTY ADDRESS: 901, 917, 925 & 941 E. PACIFIC HIGHWAY, LONG BEACH, CA 90806

GROSS: 0.806 AC OR 35,118 SQ. FT.

NET: 0.773 AC OR 33,608 SQ. FT.

MINIMUM GROUND FLOOR AREA OF BUILDINGS: 5,447 SQ. FT.

ASSESSOR'S PARCEL NOS: 7210-013-023, 024, 900 & 901

SURVEYOR OF RECORD

FIELD COMPLETION DATE: SEPTEMBER 26, 2019

CALVADA SURVEYING, INC.

4111 Jenks Cir., Suite 205, Corona, CA 92680

Phone: 951-260-0900 Fax: 951-260-0746

Toll Free: 800-CALVADA

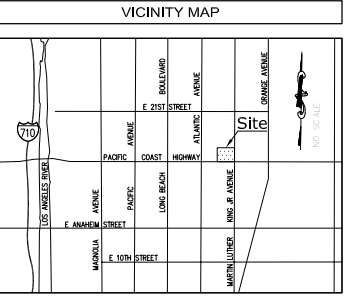
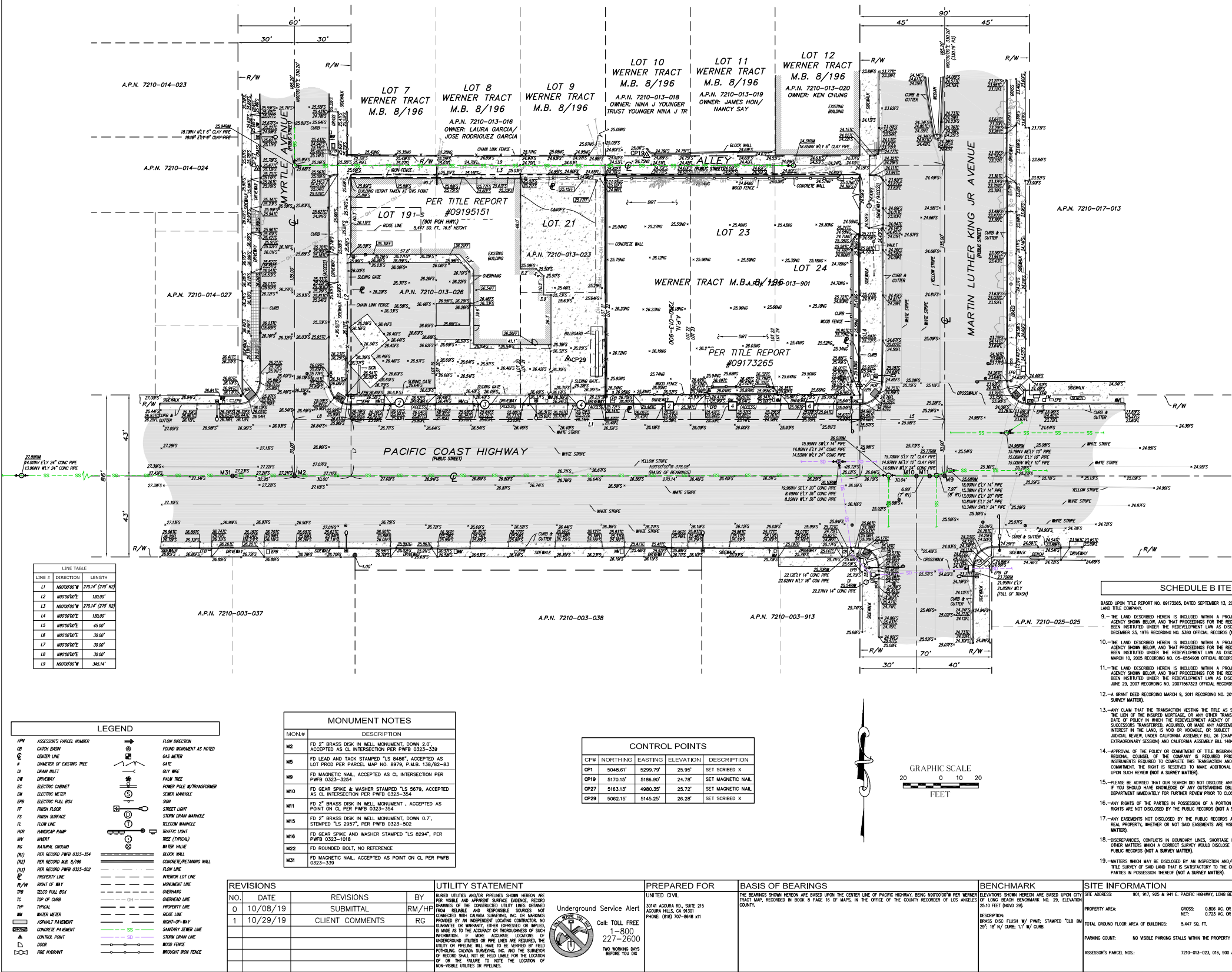
EST. 1989 JOB NO. 19557

Armando D. Dupont Registration No. 7780

SHEET 1 OF 2

TOPOGRAPHIC SURVEY

901, 917, 925 & 941 E. Pacific Highway, Long Beach, CA 90806



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 19, 20 AND 21 OF THE REBUNDION OF THE WERNER TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 47 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 13 FEET THEREOF FOR STREET PURPOSES.

ASSESSOR'S PARCEL NUMBERS: 7210-013-026 & 7210-013-023

- SCHEDULE B ITEMS**
- BASED UPON TITLE REPORT NO. 09195151, DATED AUGUST 22, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.
- A. - PROPERTY TAXES (NOT A SURVEY MATTER).
- B. - PROPERTY TAXES (NOT A SURVEY MATTER).
- C. - PROPERTY TAXES (NOT A SURVEY MATTER).
- D. - PROPERTY TAXES (NOT A SURVEY MATTER).
- E. - PROPERTY TAXES (NOT A SURVEY MATTER).
- F. - PROPERTY TAXES (NOT A SURVEY MATTER).
1. - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 1374 PAGE 353 OFFICIAL RECORDS (PLOTTED HEREON).
3. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 1374 PAGE 354 OFFICIAL RECORDS (PLOTTED HEREON).
4. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 1374 PAGE 355 OFFICIAL RECORDS (PLOTTED HEREON).
5. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED APRIL 9, 1973 RECORDED NO. 3187 OFFICIAL RECORDS (NOT A SURVEY MATTER).
6. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 23, 1976 RECORDED NO. 5300 OFFICIAL RECORDS AND AMENDED MARCH 10, 2005 AS INSTRUMENT NO. 05-054908 OFFICIAL RECORDS (NOT A SURVEY MATTER).
7. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED JUNE 29, 2007 AS INSTRUMENT NO. 05-054908 OFFICIAL RECORDS (NOT A SURVEY MATTER).
8. - A DEED OF TRUST (NOT A SURVEY MATTER).
9. - AN ABSTRACT OF JUDGMENT (NOT A SURVEY MATTER).
10. - AN ABSTRACT OF JUDGMENT (NOT A SURVEY MATTER).
11. - A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
12. - A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
13. - A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
14. - A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
15. - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
16. - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).
17. - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
18. - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/PLS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 22, 23 AND 24 OF THE REBUNDION OF THE WERNER TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 47 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERAL AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF ENTRY, AS RESERVED IN DEED FROM ALTAIR REHOLD COMPANY, MAP 27, 1976 AS INSTRUMENT NO. 759, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS: 7210-013-026 & 7210-013-023

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 09173265, DATED SEPTEMBER 13, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.

A. - PROPERTY TAXES (NOT A SURVEY MATTER).

B. - PROPERTY TAXES (NOT A SURVEY MATTER).

C. - PROPERTY TAXES (NOT A SURVEY MATTER).

1. - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. - EASEMENT FOR PUBLIC HIGHWAY RECORDED NOVEMBER 14, 1935 IN BOOK 13676 PAGE 118 OFFICIAL RECORDS (PLOTTED HEREON).

3. - A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS OR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OR CONSTRUCTION OF A HIGHWAY CONTIGUOUS TRACTS, AS CONTAINED IN THE ABOVE MENTIONED DEED.

4. - EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 13695 PAGE 371 OFFICIAL RECORDS (PLOTTED HEREON).

5. - A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS OR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OR CONSTRUCTION OF A HIGHWAY CONTIGUOUS TRACTS, AS CONTAINED IN THE ABOVE MENTIONED DEED.

6. - EASEMENT FOR STREET PURPOSES FOR THE WIDENING OF STATE STREET RECORDED IN BOOK 15557 PAGE 122 OFFICIAL RECORDS (PLOTTED HEREON).

7. - AN OIL AND GAS LEASE (NOT A SURVEY MATTER).

8. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED APRIL 9, 1973 RECORDED NO. 3187 OFFICIAL RECORDS (NOT A SURVEY MATTER).

SURVEYOR OF RECORD

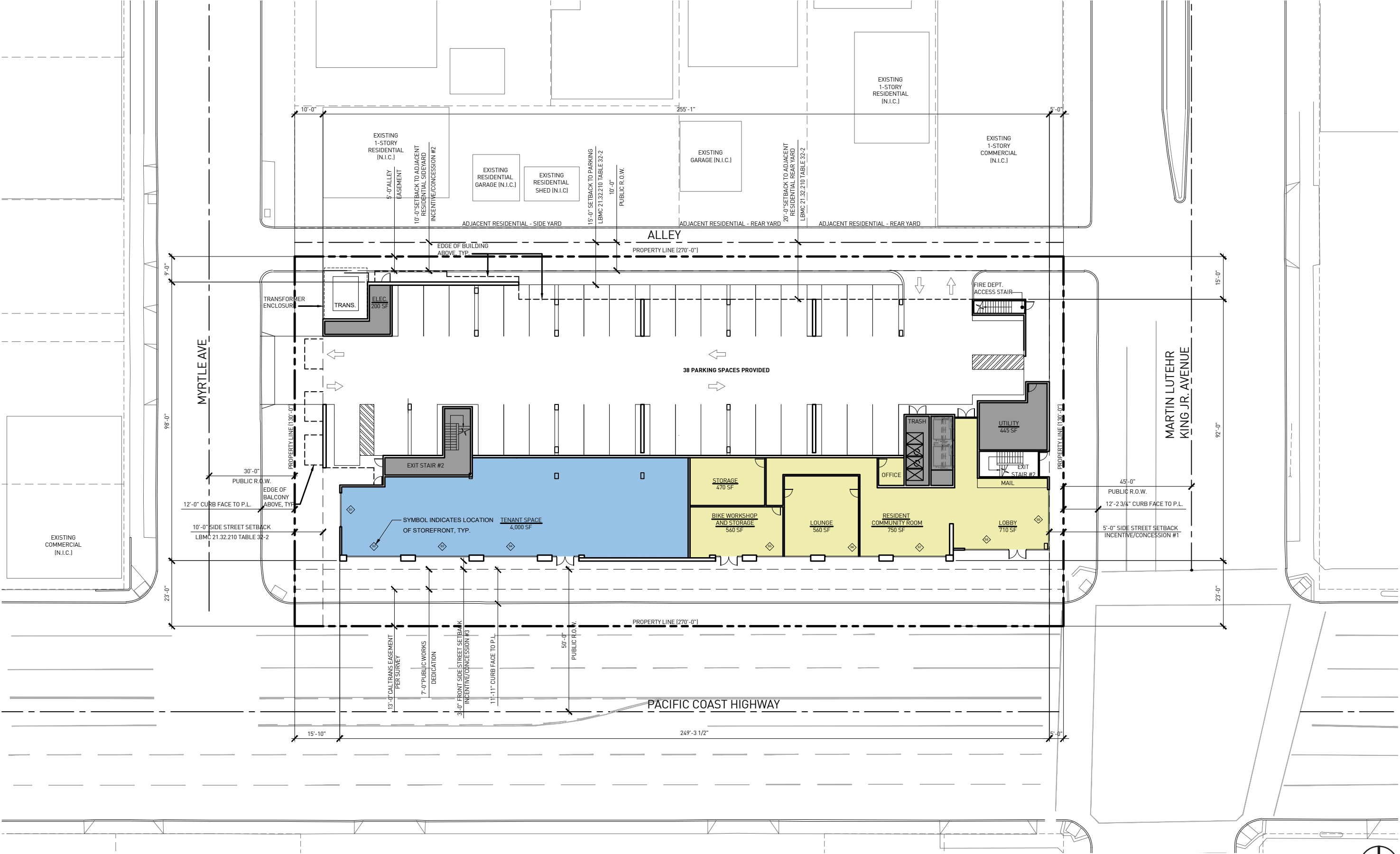
FIELD COMPLETION DATE: SEPTEMBER 26, 2019.

CALVADA SURVEYING, INC.

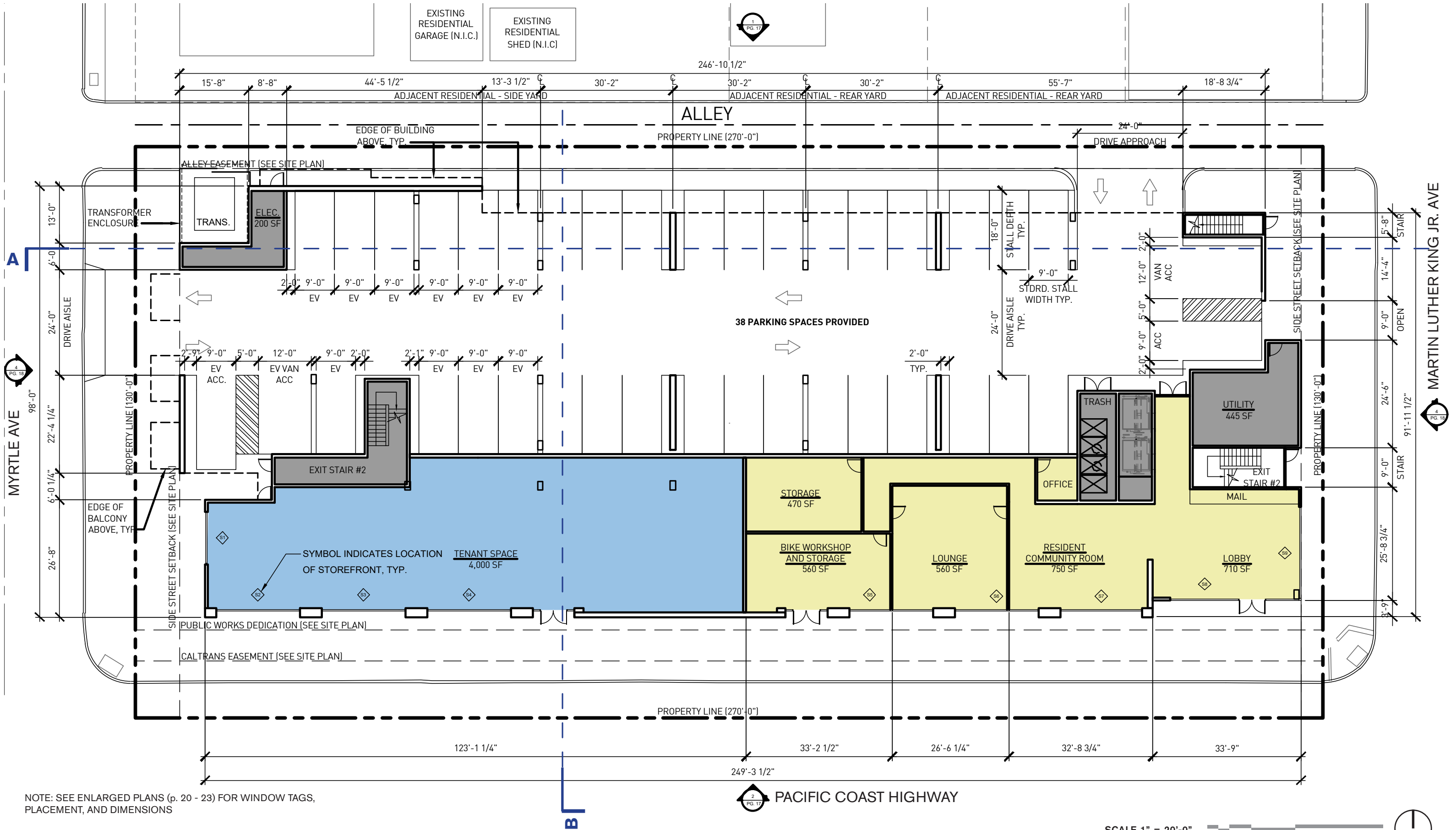
4111 Jenkins Rd., Suite 205, Corona, CA 92688
Phone: 951-280-0900 Fax: 951-280-0746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 19557

Registration No. 7780 SHEET 2 OF 2

A0.50 - Site Plan



A1.01 - Floor Plan Level 1



NOTE: SEE ENLARGED PLANS (p. 20 - 23) FOR WINDOW TAGS, PLACEMENT, AND DIMENSIONS

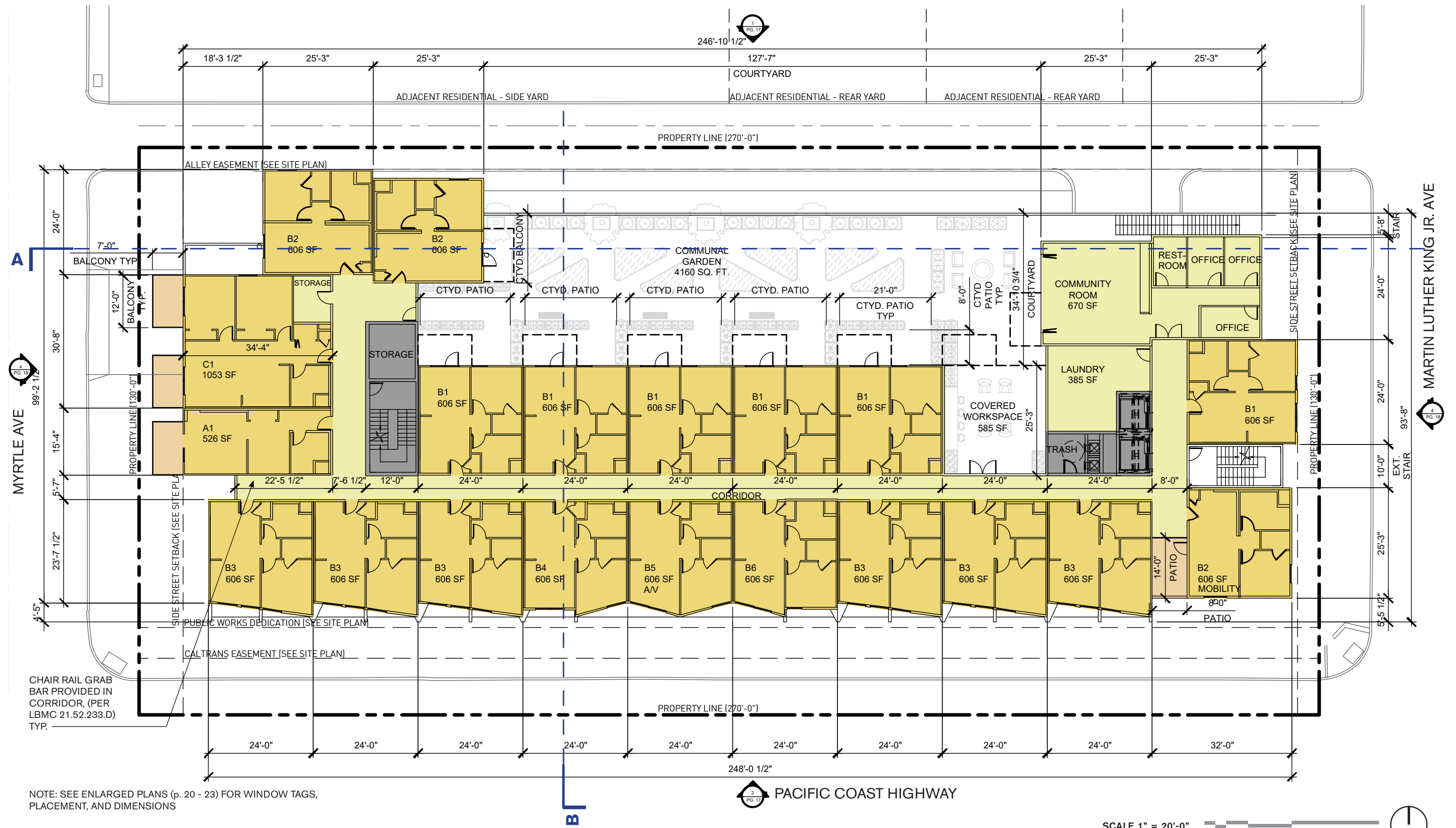
July 2020 | Mercy Housing | MLK/PCH | 18355

SCALE 1" = 20'-0"

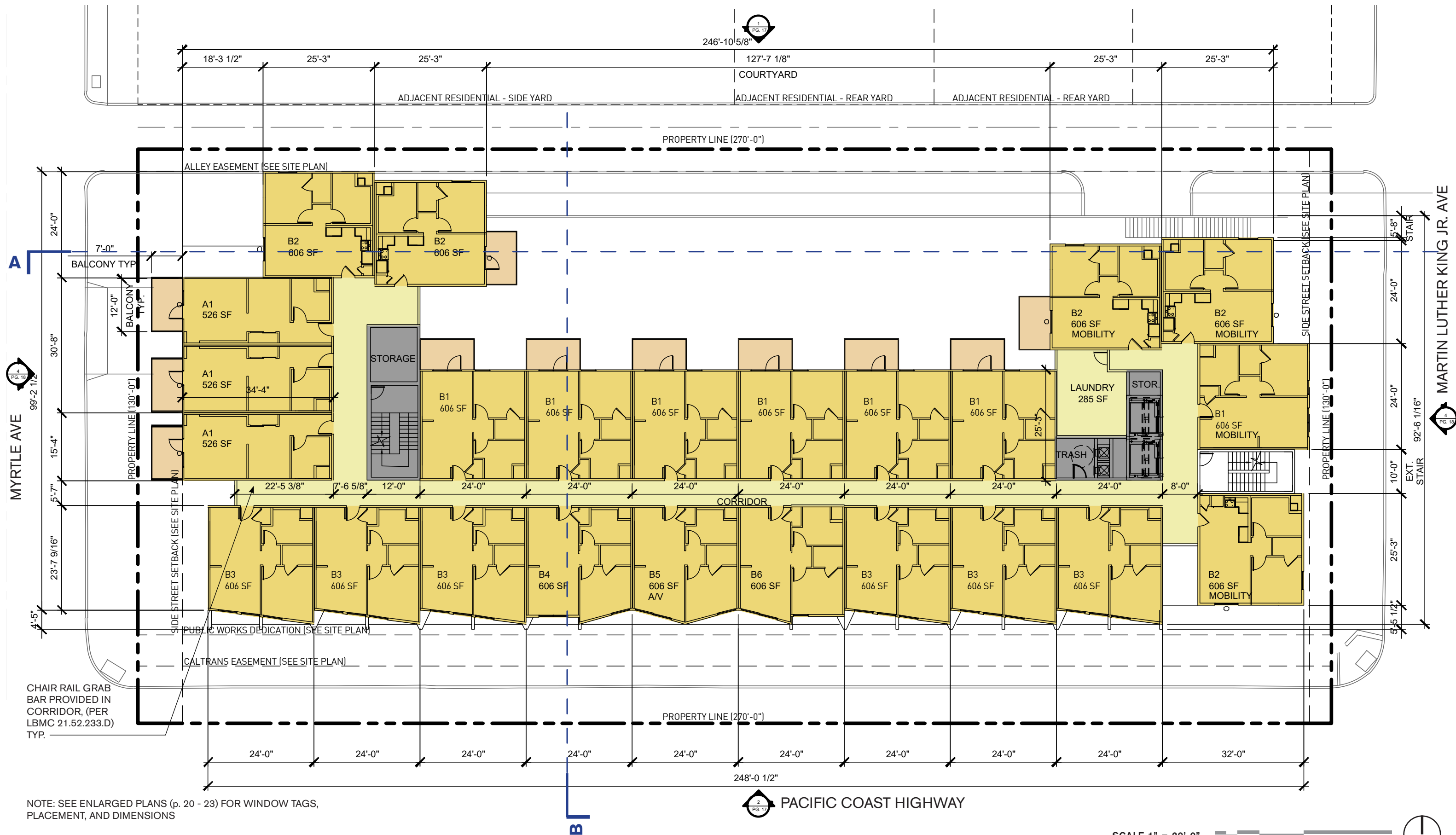


studioneleven

A1.02 - Floor Plan Level 2



A1.03 - Floor Plan Level 3



NOTE: SEE ENLARGED PLANS (p. 20 - 23) FOR WINDOW TAGS, PLACEMENT, AND DIMENSIONS

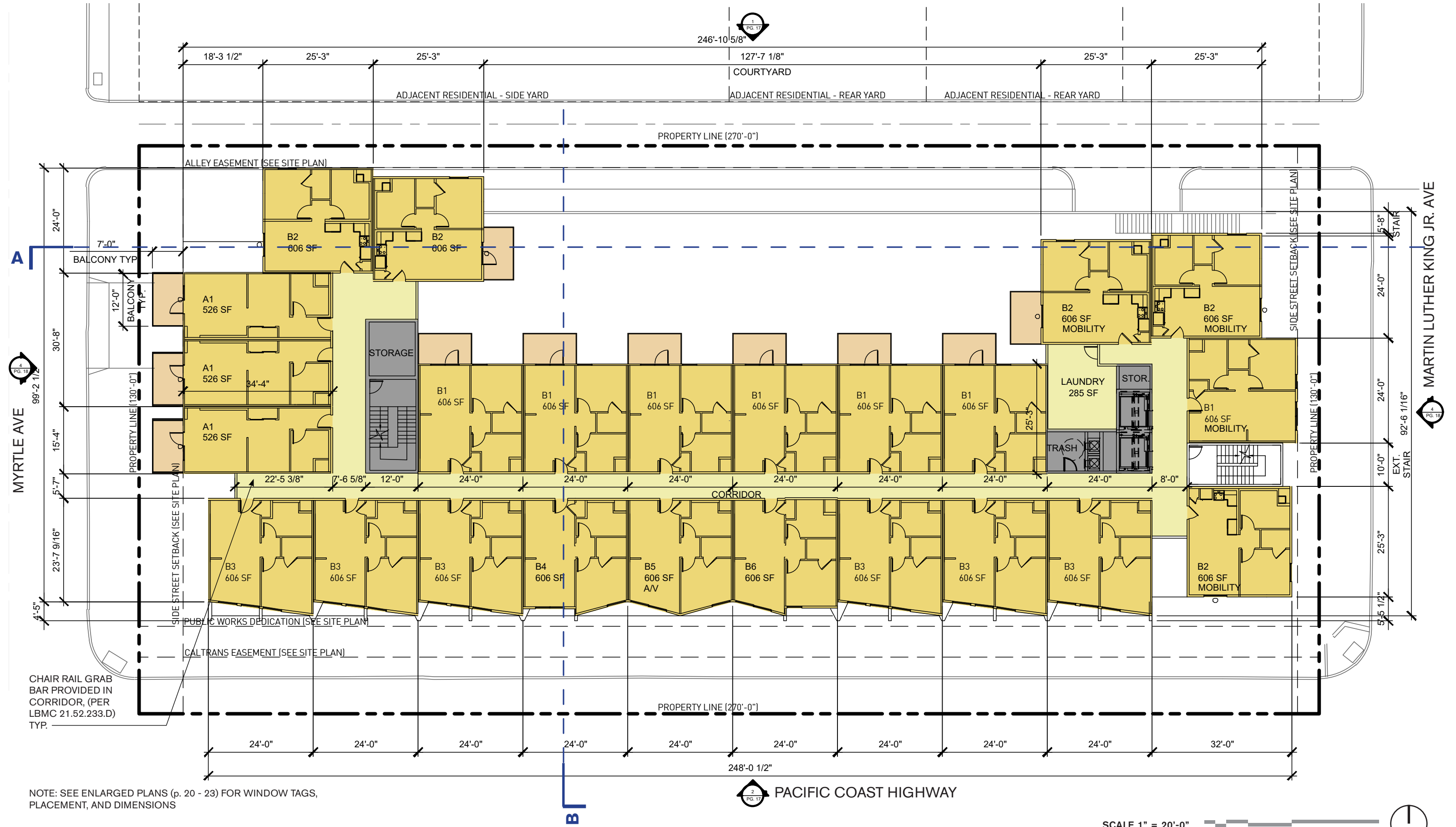
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SCALE 1" = 20'-0"



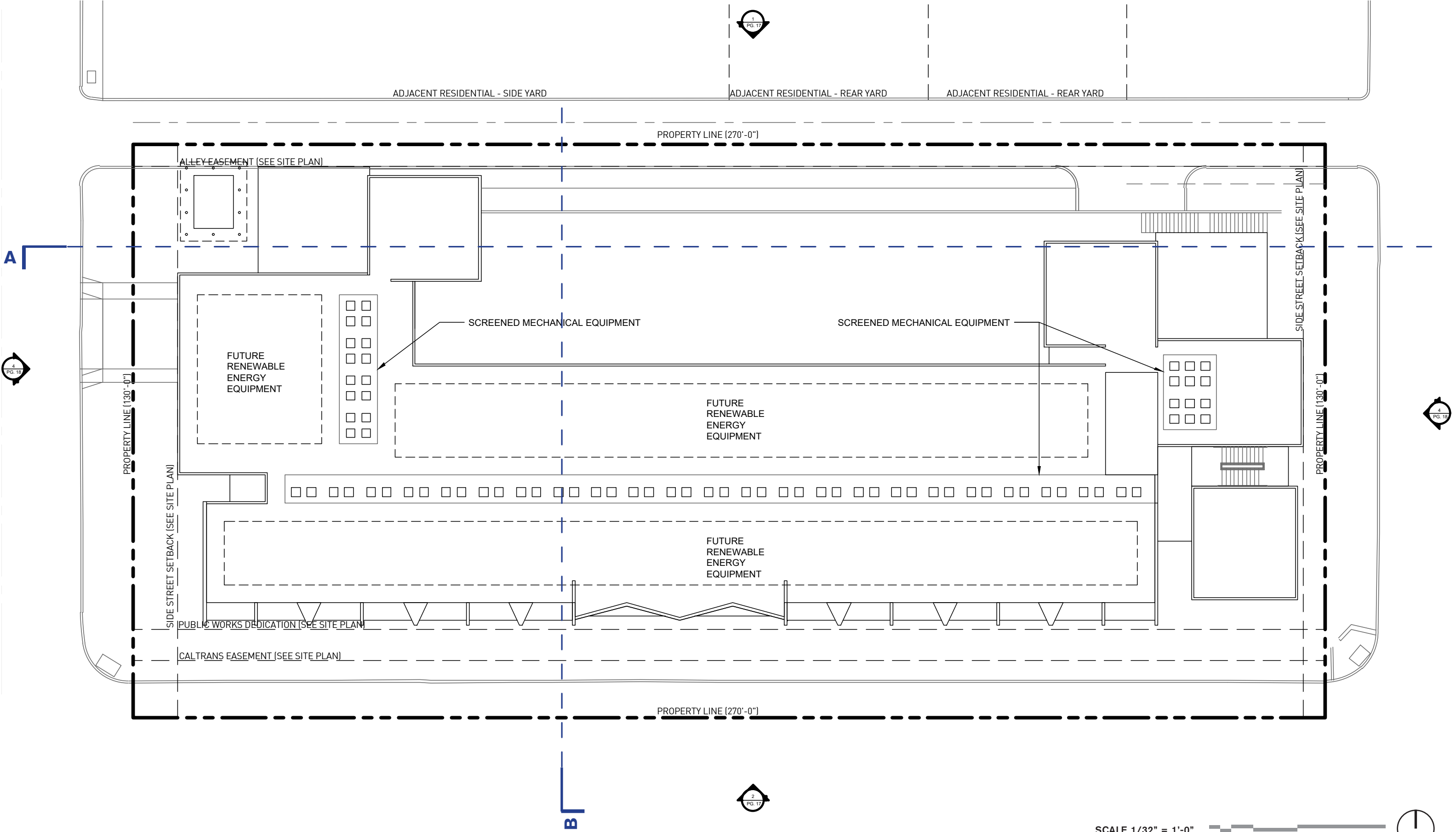
studioneleven

A1.04 - Floor Plan Level 4

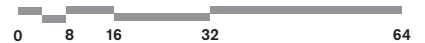


NOTE: SEE ENLARGED PLANS (p. 20 - 23) FOR WINDOW TAGS, PLACEMENT, AND DIMENSIONS

A1.05 - Floor Plan Roof



SCALE 1/32" = 1'-0"



A3.01 - Building Elevations



A3.02 - Building Elevations



(4) EAST ELEVATION
(FROM MARTIN LUTHER KING JR. AVENUE)



(2) EAST ELEVATION
(INTERIOR VIEW FROM COURTYARD)



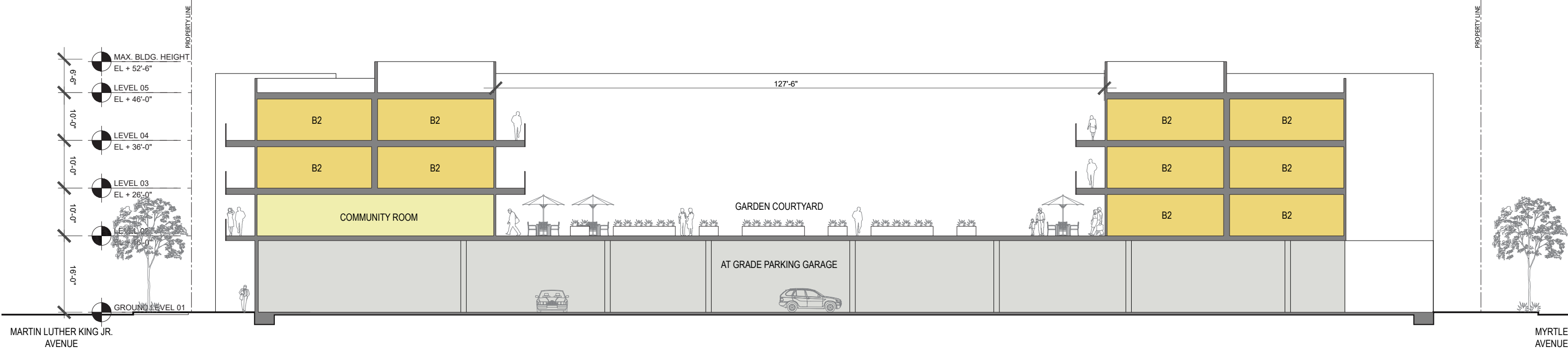
(3) WEST ELEVATION
(FROM MYRTLE AVENUE)



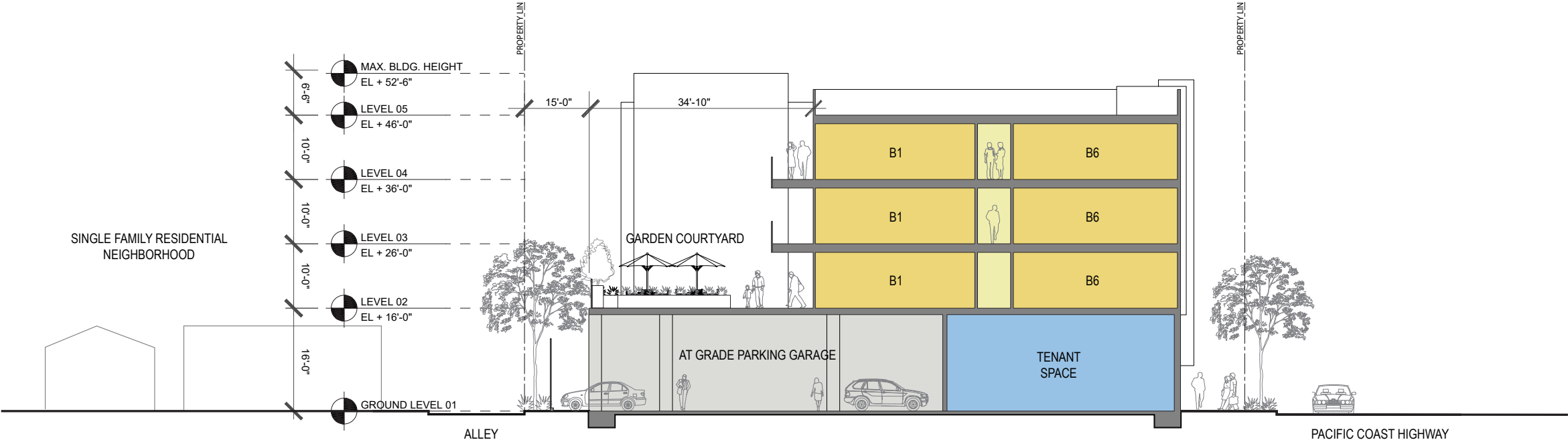
(1) WEST ELEVATION
(INTERIOR VIEW FROM COURTYARD)

SCALE 1" = 20'

A4.01 - Building Sections

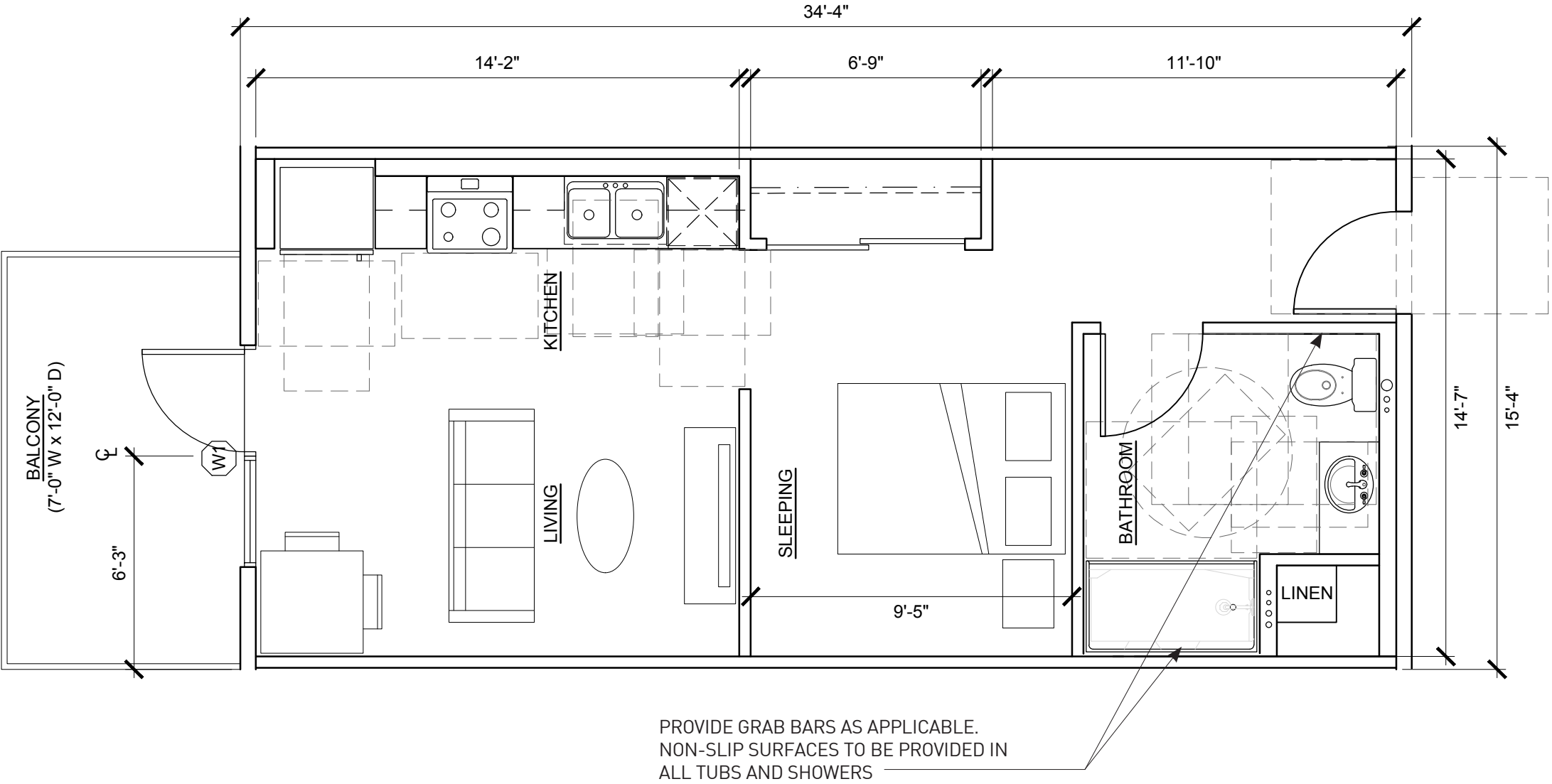


SECTION A



SECTION B

A5.01 - A1 Unit Plan **Studio - 526 SF**

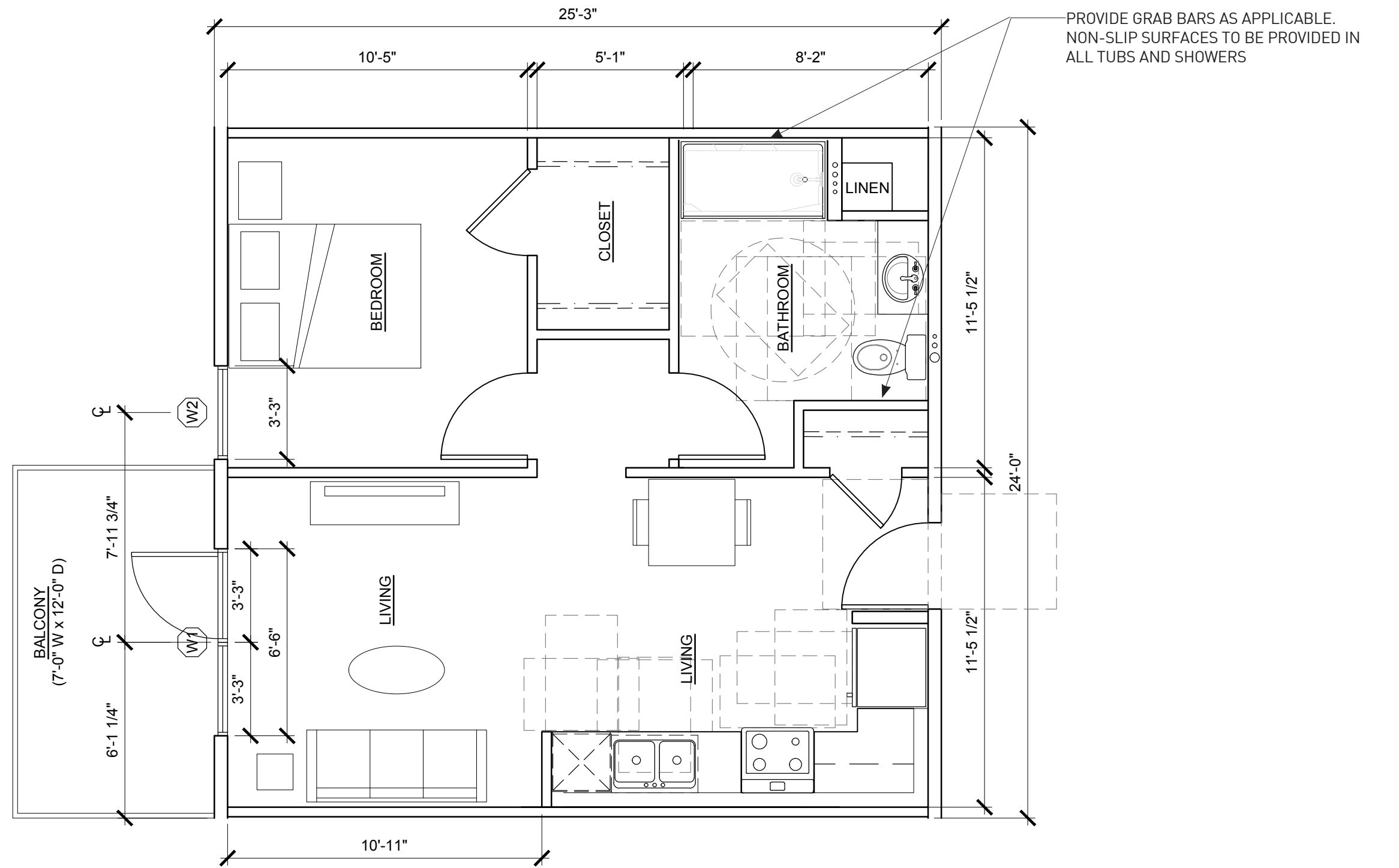


NOTE: SEE (p. 29) FOR TYPICAL WINDOW CONSTRUCTION DETAIL

SCALE 1/4" = 1'-0"



A5.02 - B1 Unit Plan 1 Bedroom - 606 SF

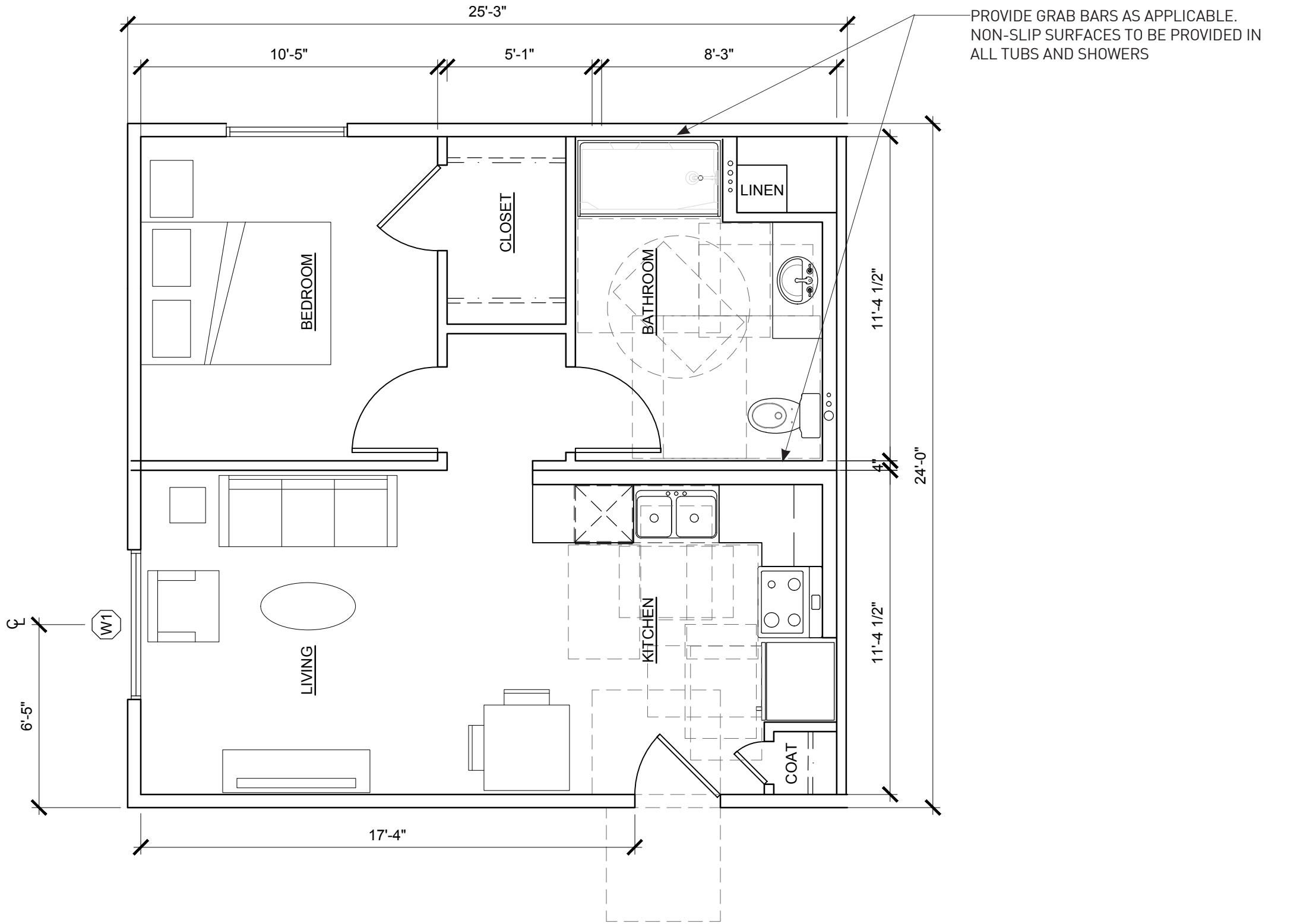


NOTE: SEE (p. 29) FOR TYPICAL WINDOW CONSTRUCTION DETAIL

SCALE 1/4" = 1'-0"



A5.03 - B2 Unit Plan (B3, B4, B5 similar) 1 Bedroom - 606 SF

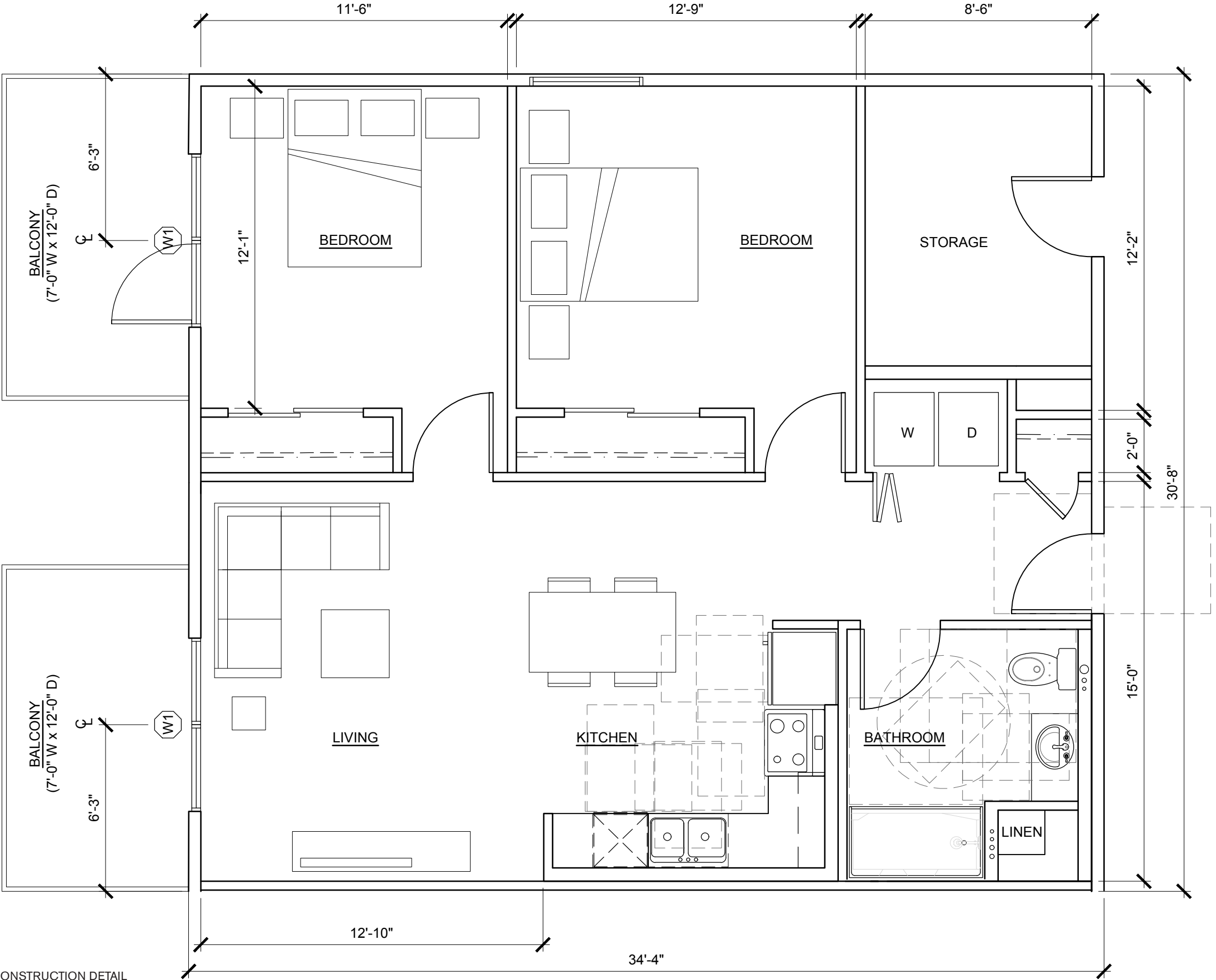


NOTE: SEE (p. 29) FOR TYPICAL WINDOW CONSTRUCTION DETAIL

SCALE 1/4" = 1'-0"



A5.04 - C1 Unit Plan 2 Bedroom Manager's Unit - 1053 SF



NOTE: SEE (p. 29) FOR TYPICAL WINDOW CONSTRUCTION DETAIL

SCALE 1/4" = 1'-0"



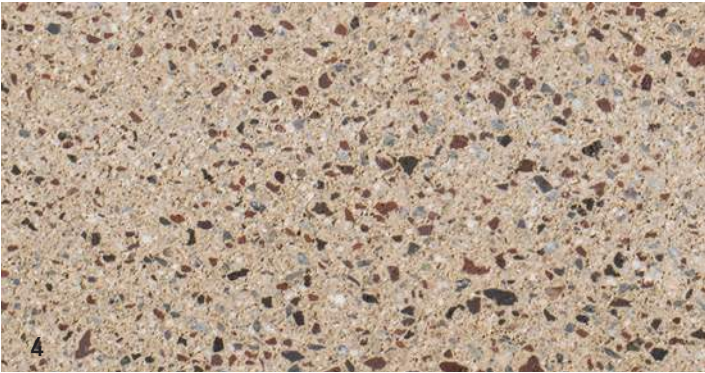
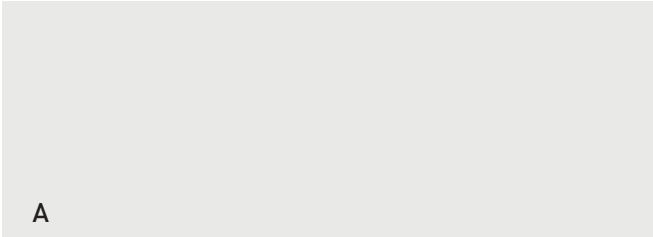






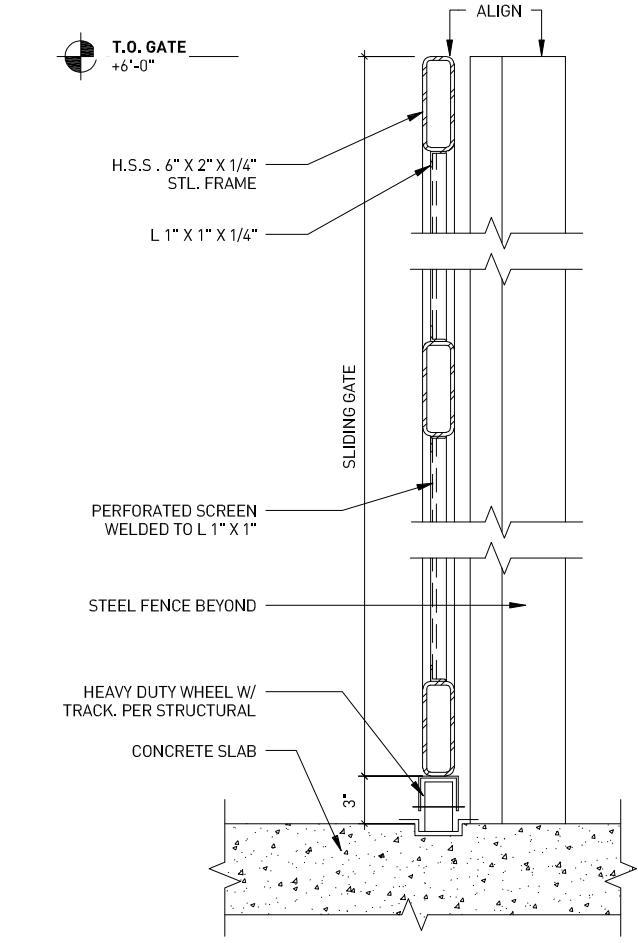
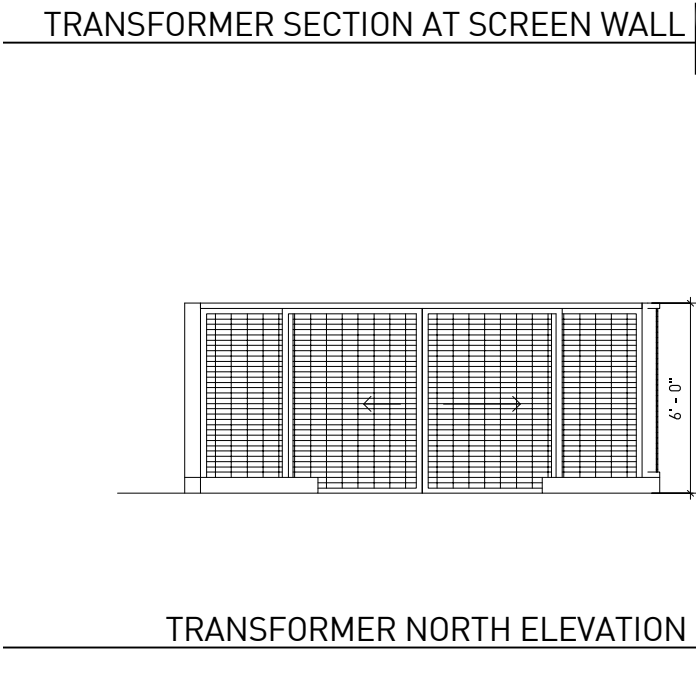
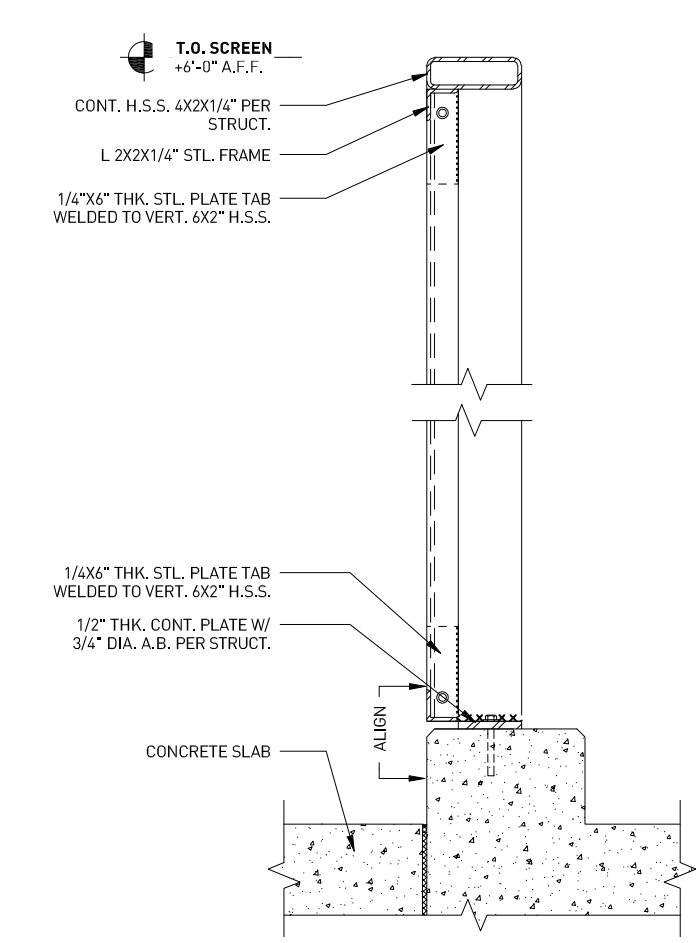
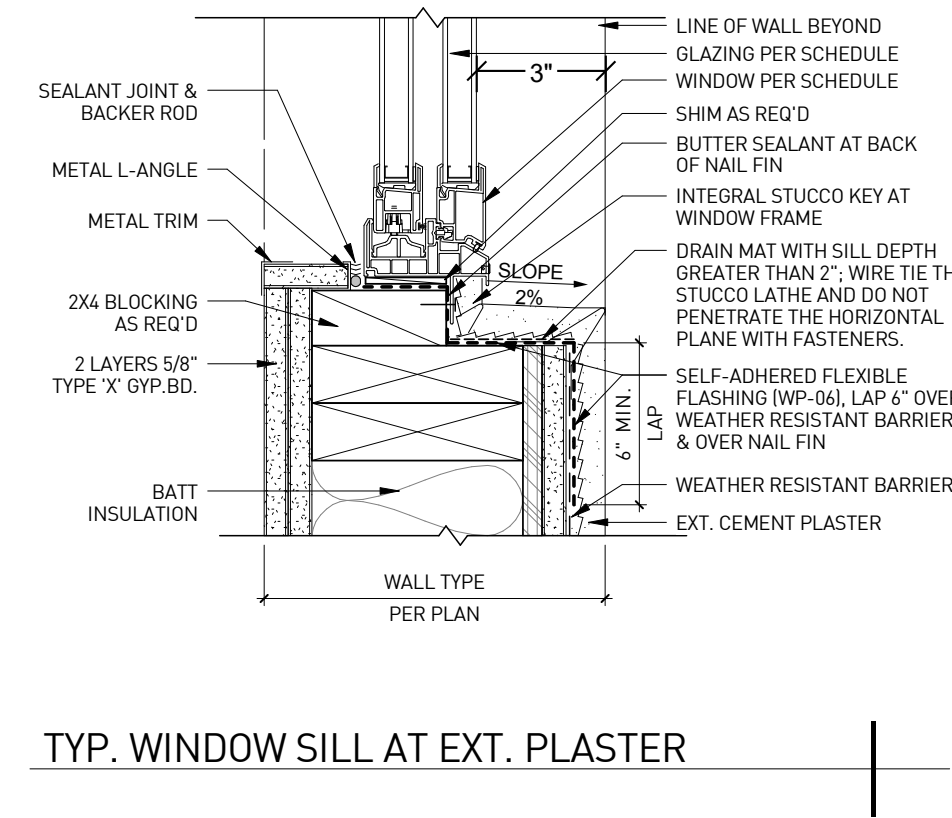
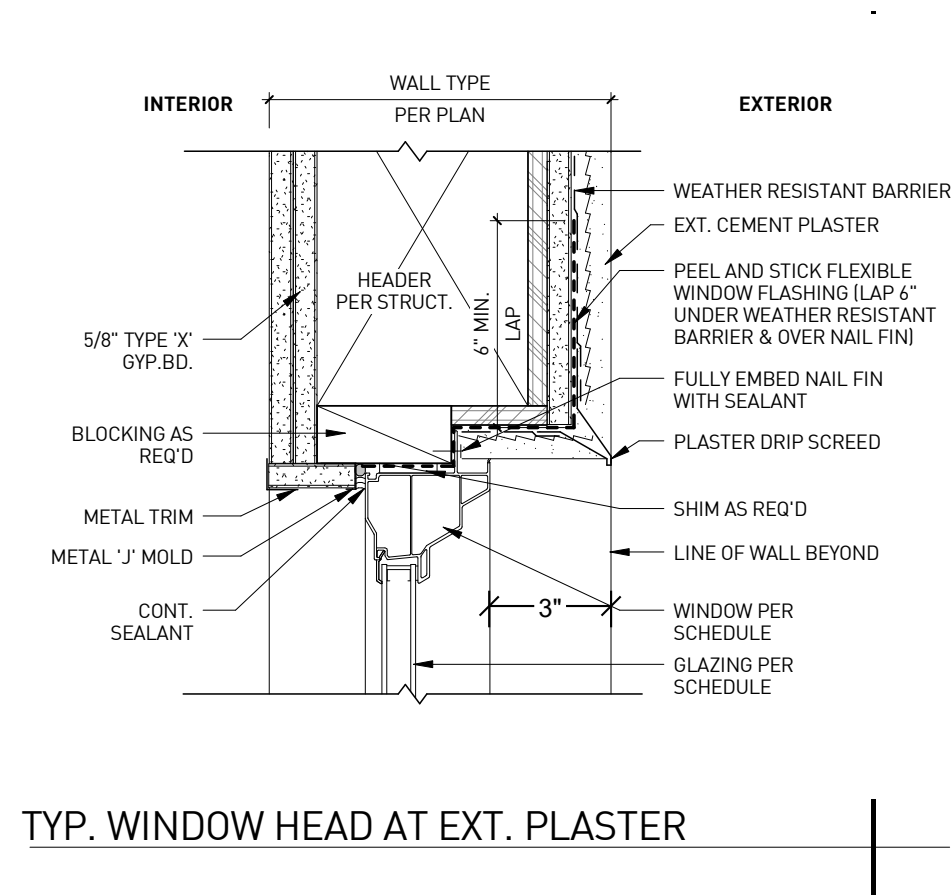


Material Palette

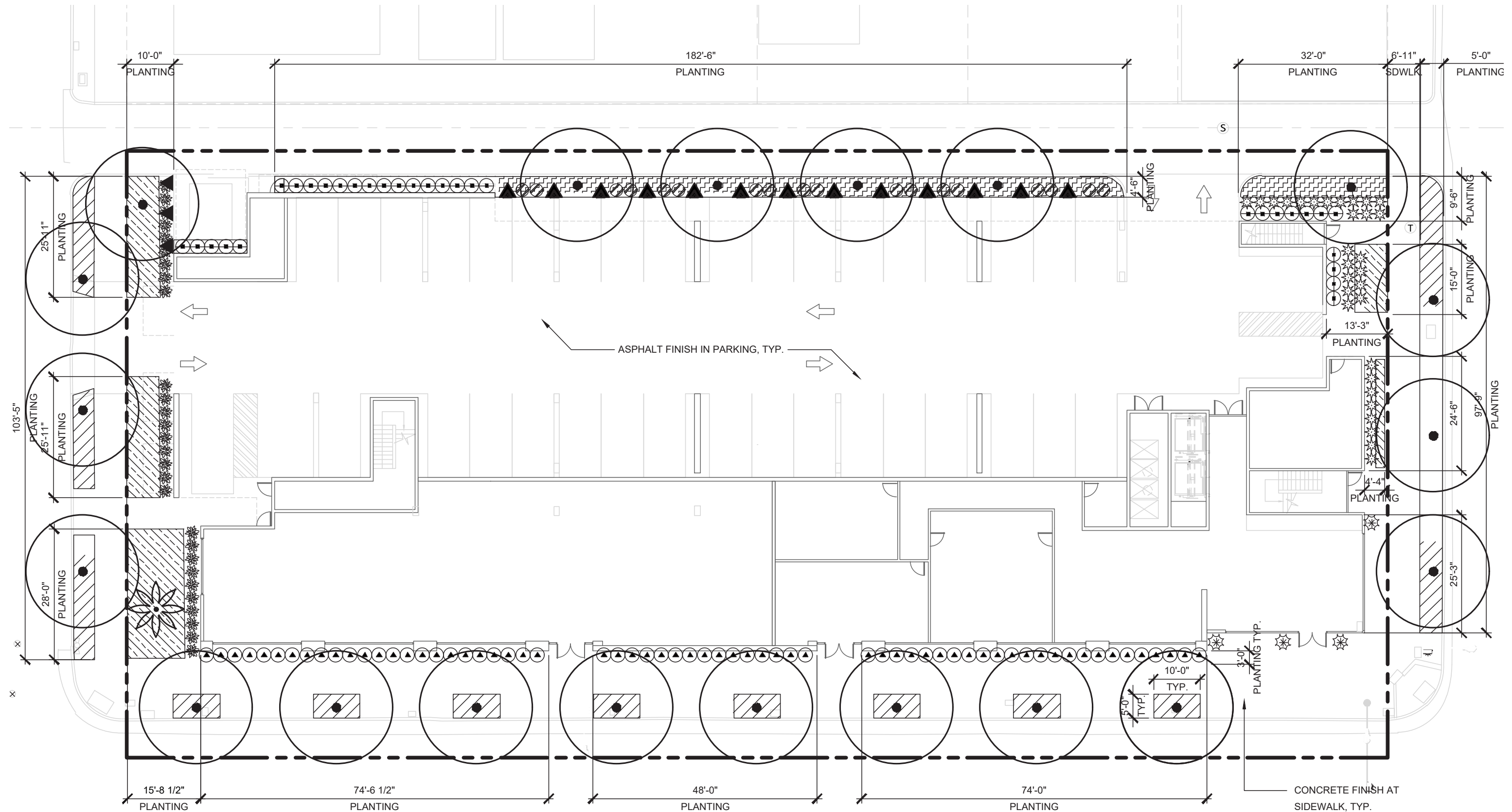


- A. DUNN EDWARDS - LIGHTHOUSE
 - B. DUNN EDWARDS - GRAY PEARL
 - C. DUNN EDWARDS - JET
 - D. MURALS - ARTISTS TO BE DETERMINED
-
- 1. CORRUGATED METAL SIDING
 - 2. VINYL WINDOWS / DOORS - SILVER FINISH
 - 3. METAL GRATE RAILING
 - 4. PRECISION BLOCK
CANYONBLUFF BURNISHED CMU
 - 5. VERTICAL PICKET FENCING
 - 6. FIBER CEMENT PANELING PAINTED
 - 7. 20/30 SAND FLOAT PLASTER
 - 8. ALUMINUM STOREFRONT - CLEAR ANODIZED
WITH CLEAR GLAZING
 - 9. FIBER CEMENT SIDING PAINTED

Details Window/ Transformer Enclosure



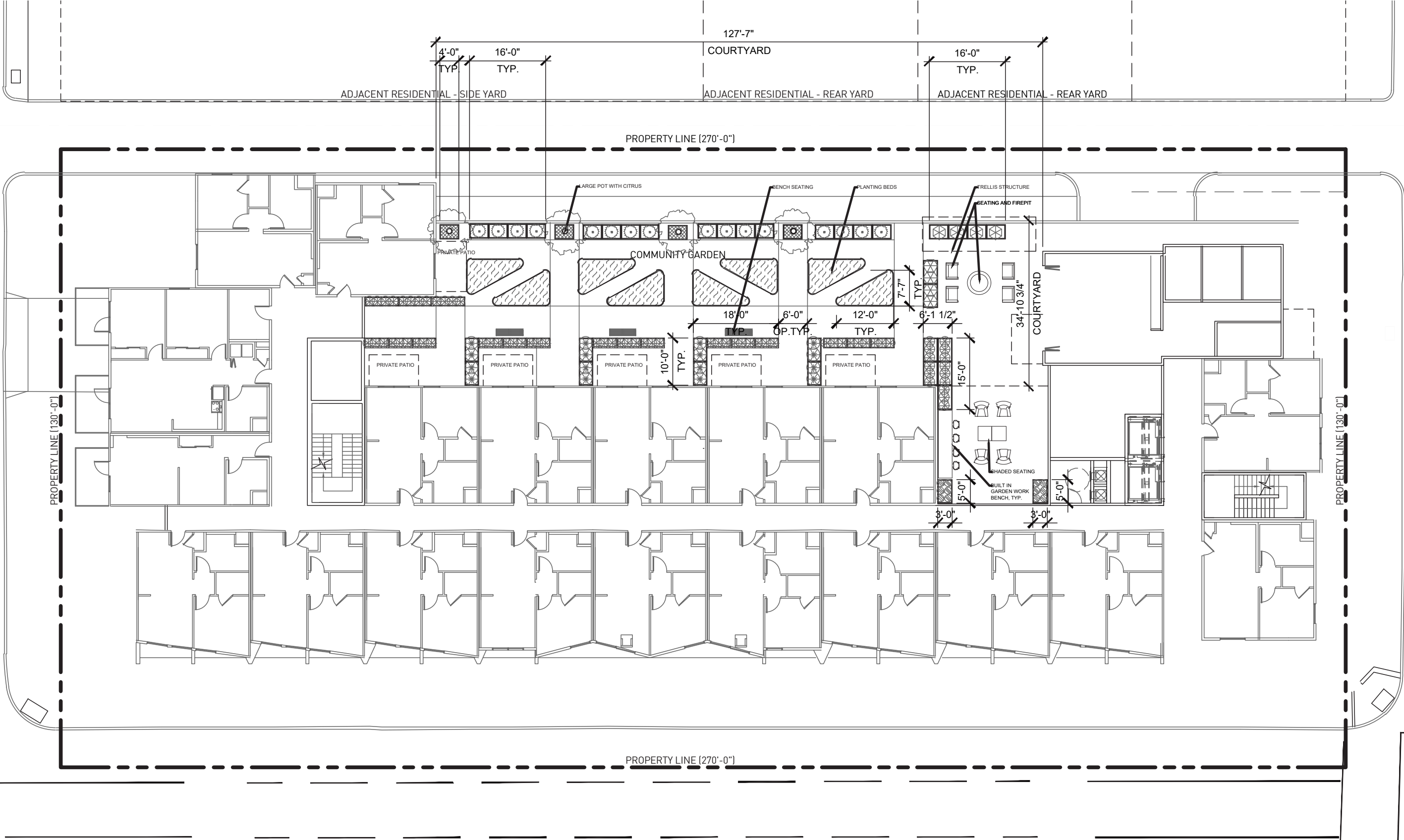
L1.01 - Landscape Plan **Street / Level 1**



SCALE 1" = 20'-0"



L1.02 - Landscape Plan **Level 2**



SCALE 1" = 20'-0"





Tristania conferta
Brisbane Box
(Street Tree)



Aloe bainseii
Tree Aloe
(Accent Tree)



Citrus in Pots
(Community Garden Tree)



Cordyline 'Torbay Dazzler' in Pots
(Lobby Entry)



Agave attenuata
Foxtail Agave



Agave desmettiana
Dwarf Century Plant



Pennisetum 'Fairy Tails'
Fountain Grass



Aspidistra elatior 'Variegata'
Variegated Cast Iron Plant



Aucuba japonica 'Mr. Goldstrike'
Japanese Aucuba



Bougainvillea 'San Diego Red'
Bougainvillea



Carissa macrocarpa 'Green Carpet'
Dwarf Natal Plum



Dianella 'Little Rev'
n.c.n.



Dietes vegata
Fortnight Lily



Olea europaea 'Little Ollie'
Dwarf Olive



Bambusa multiplex 'Golden Goddess'
Golden Goddess Bamboo



Rosmarinus officinalis 'Prostrata'
Trailing Rosemary



Senecio mandraliscae
Blue Chalk Sticks



Phormium 'Surfer Green'
Flax



Tournesol 'Wilshire' fiberglass planters



Ficus Nitida 'Columns'
Indian Laurel Fig

TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS	DETAIL	WULCOLS	
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX	19	STANDARD		M	
	ALOE BAINSEII TREE ALOE	24" BOX	2	SPECIMEN		L	
	OLEA 'SWAN HILL' FRUITLESS OLIVE	24" BOX	4	STANDARD		L	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY.	REMARKS	DETAIL	WULCOLS	
	CORDYLINE 'TORBAY DAZZLER' N.C.N.	5 GAL.	4	IN POTS		L	
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	25	30" O.C.		L	
	AGAVE DESMETTIANA DWARF CENTURY PLANT	5 GAL.	18			L	
	PENNISETUM 'FAIRY TAILS' FOUNTAIN GRASS	5 GAL.	72	30" O.C		L	
	ASPIDISTRA ELATIOR 'VARIEGATA' VARIEGATED CAST IRON PLAN	5 GAL.	12	24" O.C.		M	
	AUCUBA JAPONICA 'MR. GOLDSTRIKE' JAPANESE AUCUBA	5 GAL.	16	30" O.C.		M	
	BOUGAINVILLEA 'SAN DIEGO RED' BOUGAINVILLEA	15 GAL.	13	TRAIN TO FENCE		L	
	CARISSA MACROCARPA 'GREEN CARPET' DWARF NATAL PLUM	1 GAL.	-	18" O.C.		L	
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL.	40	24" O.C.		M	
	DIETES GRANDIFLORA FORTNIGHT LILY	5 GAL.	63	30" O.C.		L	
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	15 GAL.	8	36" O.C.		L	
	BAMBUSA MULTIPLEX 'GOLDEN GODDESS' GOLDEN GODDESS BAMBOO	5 GAL.	26	30" O.C.		M	
	ROSMARINUS OFF. 'PROSTRATUS' CREEPING ROSEMARY	1 GAL.	-	18" O.C.		L	
	SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.	-	12" O.C.		L	
	PHORMIUM TENAX FLAX	5 GAL.	31	36" O.C.		L	
	FICUS NITIDA 'COLUMNS' INDIAN LAUREL FIG	15 GAL.	16	24" O.C.		M	

