

VESTING TENTATIVE AIRSPACE TRACT MAP 82334

MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER THE PRELIMINARY REPORT, ORDER No.: 00124326--001--TG3--DB, DATED OCTOBER 15, 2020, AS PREPARED BY CHICAGO TITLE COMPANY, NO RESPONSIBILITY OF CONTENT, COMPLETENESS, OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

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

PARCEL 1: (7280-016-900)

THE WEST 100 FEET OF LOTS 2 AND 4 IN BLOCK 81 OF THE TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR THE PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE FOR ANY PURPOSES WHATSOEVER, AS EXCEPTED AND RESERVED BY GEORGE ELTON MURRAY AND EDNA LUISE WATSON, IN DEED RECORDED OCTOBER 22, 1980 AS INSTRUMENT NO. 80-1048486, OF OFFICIAL RECORDS.

PARCEL 2: (7280-016-901)

THE EAST 50 FEET OF LOTS 2 AND 4 AND ALL OF LOTS 6 AND 8 IN BLOCK 81, OF THE TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR THE PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE FOR ANY PURPOSES WHATSOEVER, AS EXCEPTED AND RESERVED BY RALPH W. MURRAY AND VIRGINIA H. MURRAY, TRUSTEES OF THE RALPH W. MURRAY FAMILY TRUST DATED 6-7-79, IN DEED RECORDED NOVEMBER 7, 1980, AS INSTRUMENT NO. 80-1119179, OF OFFICIAL RECORDS.

PARCEL 3: (7280-016-902)

LOTS 10 AND 12, BLOCK 81 OF LONG BEACH TOWNSITE IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

PARCEL 4: (7280-016-903)

LOTS 14 AND 16, BLOCK 81 OF LONG BEACH TOWNSITE IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

PARCEL 5: (7280-016-904 & 905)

LOTS 17 THROUGH 22, BLOCK 81, TOWNSITE OF LONG BEACH TRACT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7280-016-900,901,902,903,904&905

TITLE EXCEPTIONS

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

2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: IN BOOK 127 PAGE 608, OF DEEDS

AFFECTS: PARCELS 3 AND 5

3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: IN BOOK 134 PAGE 75, OF DEEDS

AFFECTS: PARCEL 5

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: IN BOOK 135 PAGE 241, OF DEEDS

AFFECTS: PARCEL 5

5. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: IN BOOK 149 PAGE 414, OF DEEDS

AFFECTS: PARCEL 2

6. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: IN BOOK 248 PAGE 49, OF DEEDS

AFFECTS: PARCEL 2

7. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: IN BOOK 266 PAGE 22, OF DEEDS

AFFECTS: PARCELS 4 AND 5

8. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: HELEN ROUSSEAU, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: JANUARY 19, 1946
RECORDING NO: IN BOOK 22695 PAGE 335, OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 5

9. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: HELEN E. PINE
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: IN BOOK 23247 PAGE 189, OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCELS 3 AND 4

10. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: JOHN E. WATSON AND DAISY E. WATSON
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: AUGUST 8, 1946
RECORDING NO: 3008, IN BOOK 23567 PAGE 143 OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 1

TITLE EXCEPTIONS (CONTINUED)

11. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: U. F. LEWIS AND AGNES F. LEWIS
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: AUGUST 23, 1946
RECORDING NO: 2309, IN BOOK 23664 PAGE 20, OF OFFICIAL RECORDS
BLANKET 200 FT BELOW SURFACE, OIL

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 2

12. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: H. A. MURRAY AND F. C. LEAVITT
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: AUGUST 23, 1946
RECORDING NO: 2308, IN BOOK 23666 PAGE 117, OF OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 2

13. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: DECEMBER 18, 1944
LESSOR: WYLLIE J. GAINES
LESSEE: CONTINENTAL SOUTHERN CORPORATION
RECORDING DATE: JUNE 13, 1945
RECORDING NO: 1588, IN BOOK 22059 PAGE 199, OF OFFICIAL RECORDS
BLANKET 200 FT BELOW SURFACE, OIL

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 5

14. 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 (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: LONG BEACH DOWNTOWN REDEVELOPMENT PROJECT

RECORDING DATE: AUGUST 1, 1975
RECORDING NO: 3801, OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED

RECORDING DATE: JUNE 29, 2007
RECORDING NO: 2007-1567324, OF OFFICIAL RECORDS

AFFECTS: ALL PARCELS

15. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: MARCH 9, 2011
RECORDING NO: 2011-361452, OF OFFICIAL RECORDS

AFFECTS: ALL PARCELS

16. ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY AN ALTA/NPS LAND TITLE SURVEY COMPLETED NOVEMBER 15, 2019, DATED NOVEMBER 21, 2019, PREPARED BY OR UNDER THE RESPONSIBLE CHARGE OF JOSEPH W. WIDEMAN LS 8973, OF/TOR DAVID EVANS AND ASSOCIATES, INC., PROJECT NO. ENS0000-1008:

A. A CHAIN LINK FENCE SITUATED ON THE NORTH PORTION OF PARCEL 2 EXTENDS 0.1 FEET INTO 4TH STREET.
B. A POWER POLE IS SITUATED IN THE SOUTHEAST CORNER PORTION OF PARCEL 4.
C. A CHAIN LINK FENCE SITUATED ON THE NORTHEAST CORNER PORTION OF PARCEL 5 EXTENDS 0.5 FEET INTO ROBLE WAY.

D. A CHAIN LINK FENCE SITUATED ON THE WEST PORTION OF PARCEL 5 EXTENDS FROM 0.1 FEET TO 0.2 FEET INTO PACIFIC AVENUE.
E. A CHAIN LINK FENCE CROSSES THE WEST LINE OF PARCEL 5 NEAR THE SOUTHWEST CORNER PORTION THEREOF.
F. A PROPOSED ALLEY DEDICATION AND A PROPOSED VEHICULAR ACCESS EASEMENT AFFECTING THE EAST PORTION OF THE LAND.

17. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE GRANT DEED FROM THE CITY OF LONG BEACH

RECORDING DATE: DECEMBER 20, 2019
RECORDING NO: 2019-1426525, OFFICIAL RECORDS

(18) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RESTRICTIVE COVENANT
RECORDING DATE: DECEMBER 20, 2019
RECORDING NO: 2019-1426526, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SURVEYOR'S NOTE: PROPOSED VACATION IS REFERENCED IN THIS DOCUMENT

19. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.

AMOUNT: \$5,500,000.00
DATED: DECEMBER 19, 2019
TRUSTOR/GRANTOR: 3RD AND PACIFIC HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE: CHICAGO TITLE COMPANY
BENEFICIARY: FUNDRISE LENDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 20, 2019
RECORDING NO: 2019-1426527, OFFICIAL RECORDS

AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WHICH NAMES:

ASSIGNEE: FUNDRISE INCOME EREIT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 20, 2019
RECORDING NO: 2019-1426528, OFFICIAL RECORD

20. 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.

21. 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.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

22. THE COMPANY WILL REQUIRE, THAT A FULL COPY OF ANY UNRECORDED LEASE REFERRED TO HEREIN BE FURNISHED TO THE COMPANY, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS FOR REVIEW.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BEARING OF N89°59'00"E ALONG THE CENTERLINE OF THIRD STREET AS SHOWN ON THE MAP OF TRACT NO. 31618, AS RECORDED IN MAP BOOK 1201, PAGES 31 THROUGH 46, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

CITY OF LONG BEACH B&M 601, PACIFIC AVE @ 4 TH ST
BRASS DISC FULSH WITH P&MT STAMPED "CLB BM 601 1990"
1.0' E / CURB 20.0' N / CURB
ELEV. = 30.242 FT; NGVD 1929 MSL, RECORDED 1985

GENERAL NOTES

OWNER/SUBDIVIDER:
CITY OF LONG BEACH

DEVELOPER REPRESENTATIVE:
ENSEMBLE REAL ESTATE INVESTMENTS
444 OCEAN BLVD, SUITE 1108
LOS ANGELES, CA 90002
ATTN: TYSON SAYLES
EMAIL: TYS@ENSEMBLE.NET
PHONE: (323) 628-6287

CIVIL ENGINEER:
DAVID EVANS & ASSOCIATES, INC.
201 S FIGUEROA ST, STE 240
LOS ANGELES, CA 90012
ATTN: ALEX MOORE
EMAIL: AMOORE@DEA-INC.COM
PHONE: (213) 337-3948

ARCHITECT:
ANKROM MORAN ARCHITECTS, INC.
8720 SW MACADAM AVE, SUITE 100
PORTLAND, OR 97219
PHONE: (503) 977-5238

PROJECT ADDRESS:
125, 131, 133, 141 W. 3RD STREET LONG BEACH, CA 90802

PROPOSED USE

LOT 1: MASTER GROUND LOT

LOT 2: (AIRSPACE) PARKING

LOT 3: (AIRSPACE) RESIDENTIAL

LOT 4: (AIRSPACE) RETAIL

LOT 5: (AIRSPACE) RETAIL

LOT 6: (AIRSPACE) RETAIL

LOT 7: (AIRSPACE) RETAIL

ZONING INFORMATION

EXISTING ZONING: PD-30 - PLANNED

DEVELOPMENT: DOWNTOWN LONG BEACH

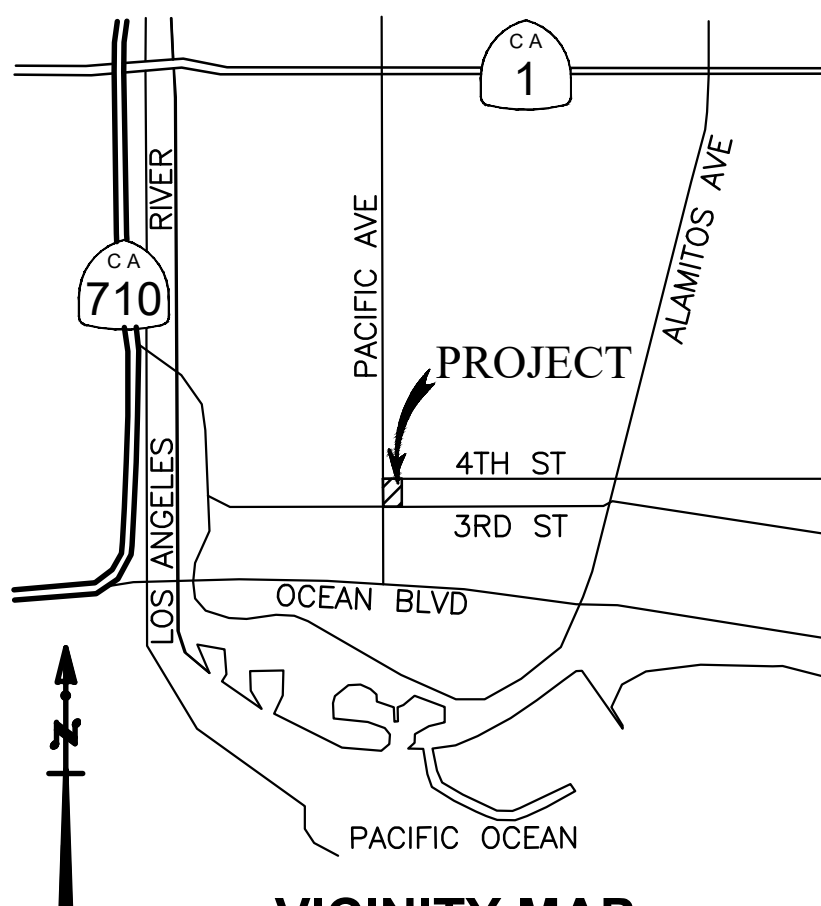
PROPOSED PARKING: 538 RESIDENTIAL STALLS + 25 RETAIL STALL

AREA: GROSS TO CENTERLINE: 91423.6 (2.10 AC)
NET PRE-DEDICATION/VACATION: 51227 SF (1.17 AC)
NET POST-DEDICATION/VACATION: 53358 SF (1.22 AC)

7280-016-900, -901, -902, -903, -904, -905

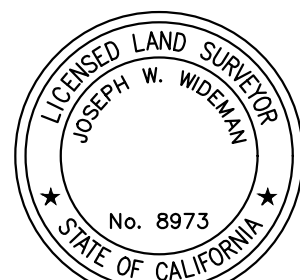
LIQUEFACTION ZONE: NO

Attachment G



VICINITY MAP

NOT TO SCALE



JOSEPH WIDEMAN, PLS 8973
JWIDEMAN@EANC.COM

12/02/20
DATE

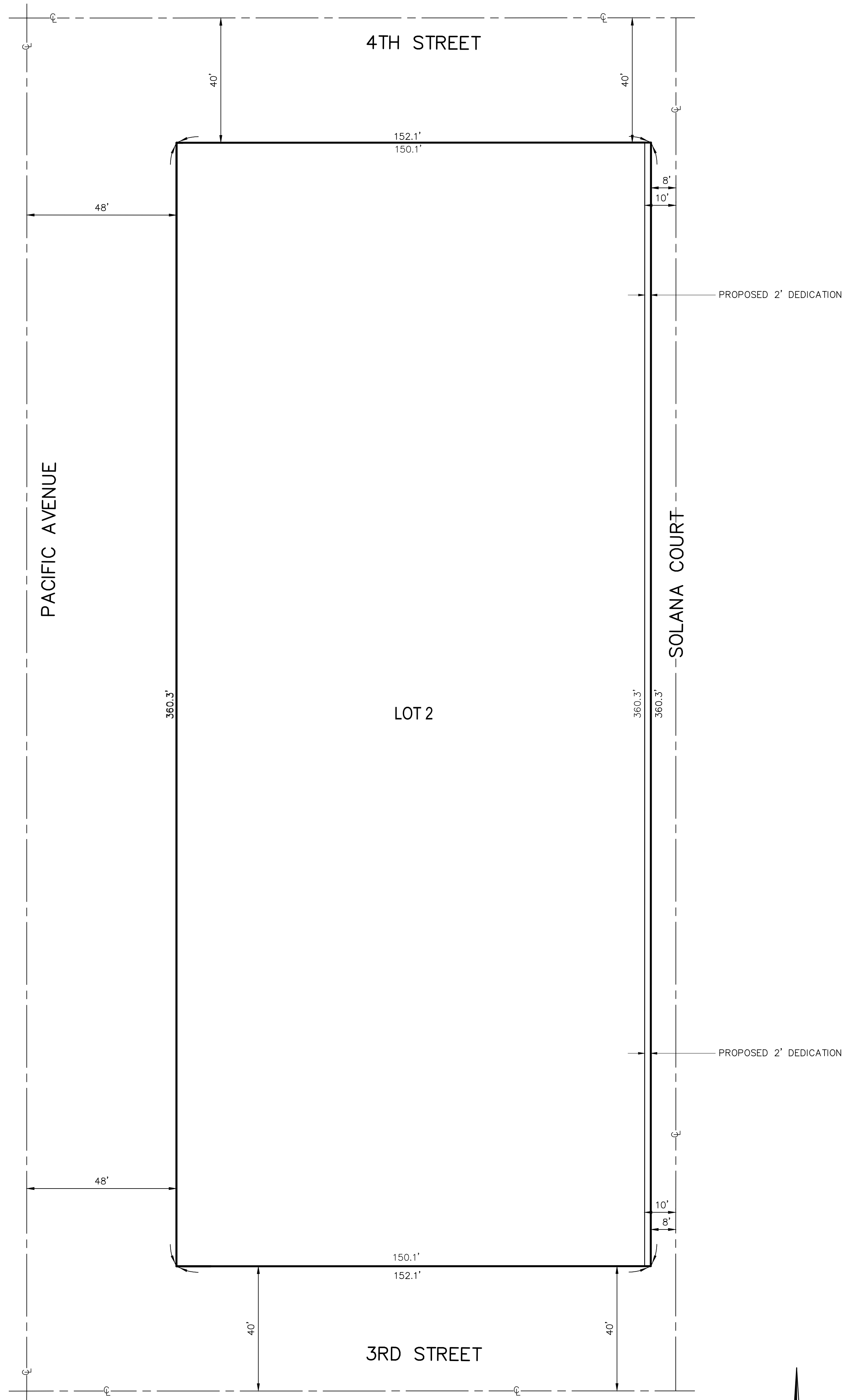
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REVISIONS			



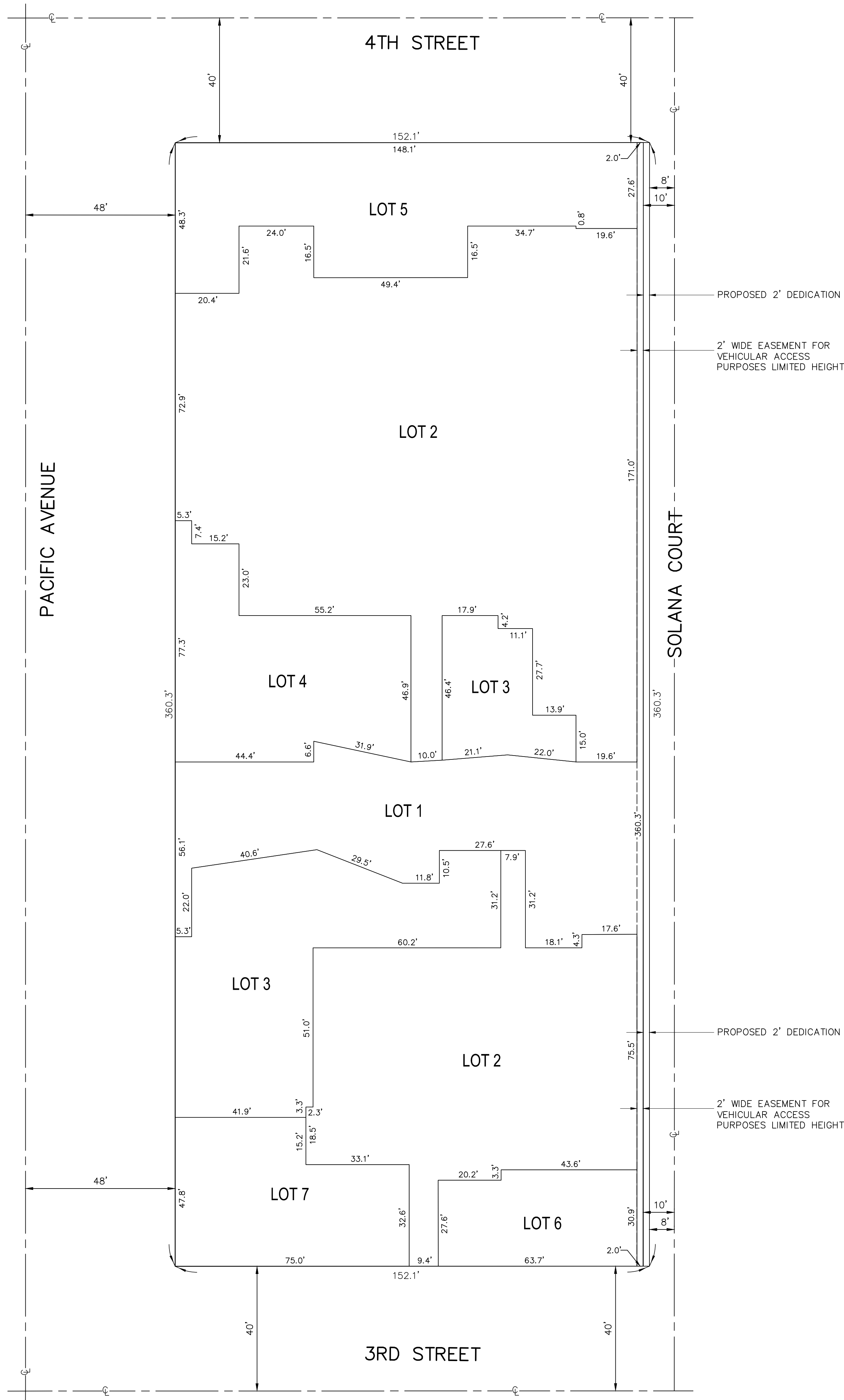
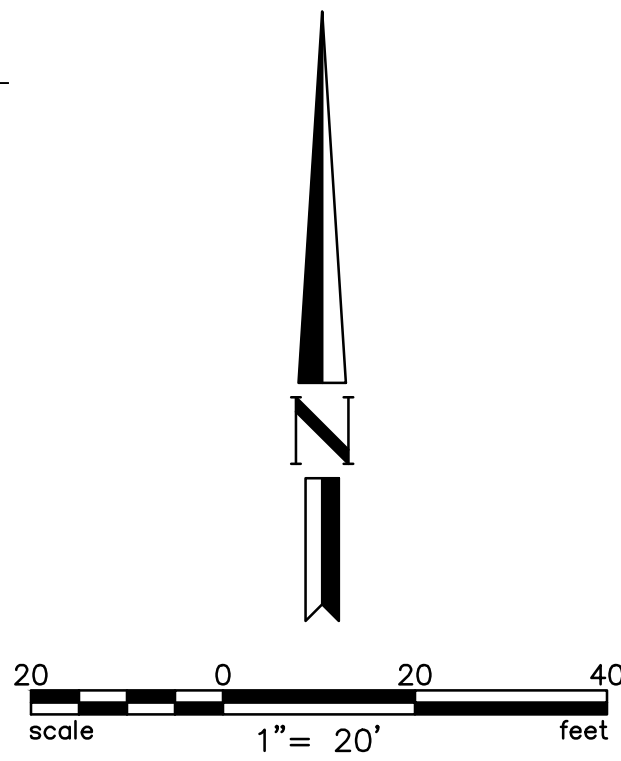
**DAVID EVANS
AND ASSOCIATES INC.**
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

3RD STREET AND PACIFIC AVENUE LONG BEACH, CA

PROJECT NO: ENS0000-1007	PREPARED FOR:	ATTN: TYSON SAYLES ENSEMBLE REAL ESTATE INVESTMENTS 444 OCEAN BLVD, SUITE 1108 LOS ANGELES, CA 90802	SCALE: 1"=20'
DRAWN BY: SZ			DATE: 12/02/20
CHECKED BY: JWW			SHT NO.: 01 of 05



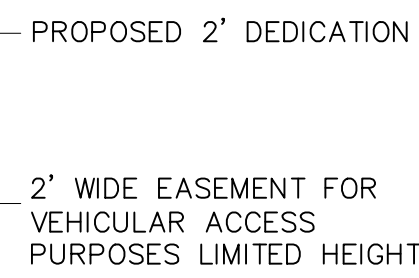
LEVEL B2 & B1
AIRSPACE LOT 2



LEVEL 1
AIRSPACE LOTS 1-7

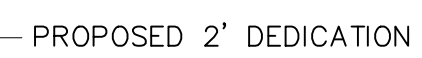
								DAVID EVANS AND ASSOCIATES INC. 25152 SPRINGFIELD COURT, SUITE 350 SANTA CLARITA, CA 91355 Phone: 661-284-7400											
PROJECT NO: ENSI0000-1007				DRAWN BY: SKZ				CHECKED BY: JWW				PREPARED FOR: ATTN: TYSON SAYLES ENSEMBLE REAL ESTATE INVESTMENTS 444 OCEAN BLVD, SUITE 1108 LOS ANGELES, CA 90802				SCALE: 1"=20' DATE: 12/02/20 SHT NO.: 02 of 05			
NO.				DESCRIPTION				DATE				BY							
REVISIONS				Know what's below. Call 811 before you dig															

MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS



— PROPOSED 2' DEDICATION

2' WIDE EASEMENT FOR
VEHICULAR ACCESS
PURPOSES LIMITED HEIGHT



— PROPOSED 2' DEDICATION

A north arrow pointing upwards, labeled with a stylized 'N'. Below it is a graphic scale bar with markings for 20, 0, 20, and 40 feet. The text 'scale' is at the left end, and 'feet' is at the right end. In the center of the bar, it says '1" = 20\''. The bar is divided into segments: a black segment from 0 to 20, and white segments from 20 to 40.



**DAVID EVANS
AND ASSOCIATES INC.**
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

**3RD STREET AND PACIFIC AVENUE
LONG BEACH, CA**

PROJECT NO:	ENSI0000-1007
DRAWN BY:	SXZ
CHECKED BY:	JWW

PREPARED FOR:

ATTN: TYSON SAYLES
ENSEMBLE REAL ESTATE INVESTMENTS
444 OCEAN BLVD, SUITE 1108
LOS ANGELES, CA 90802

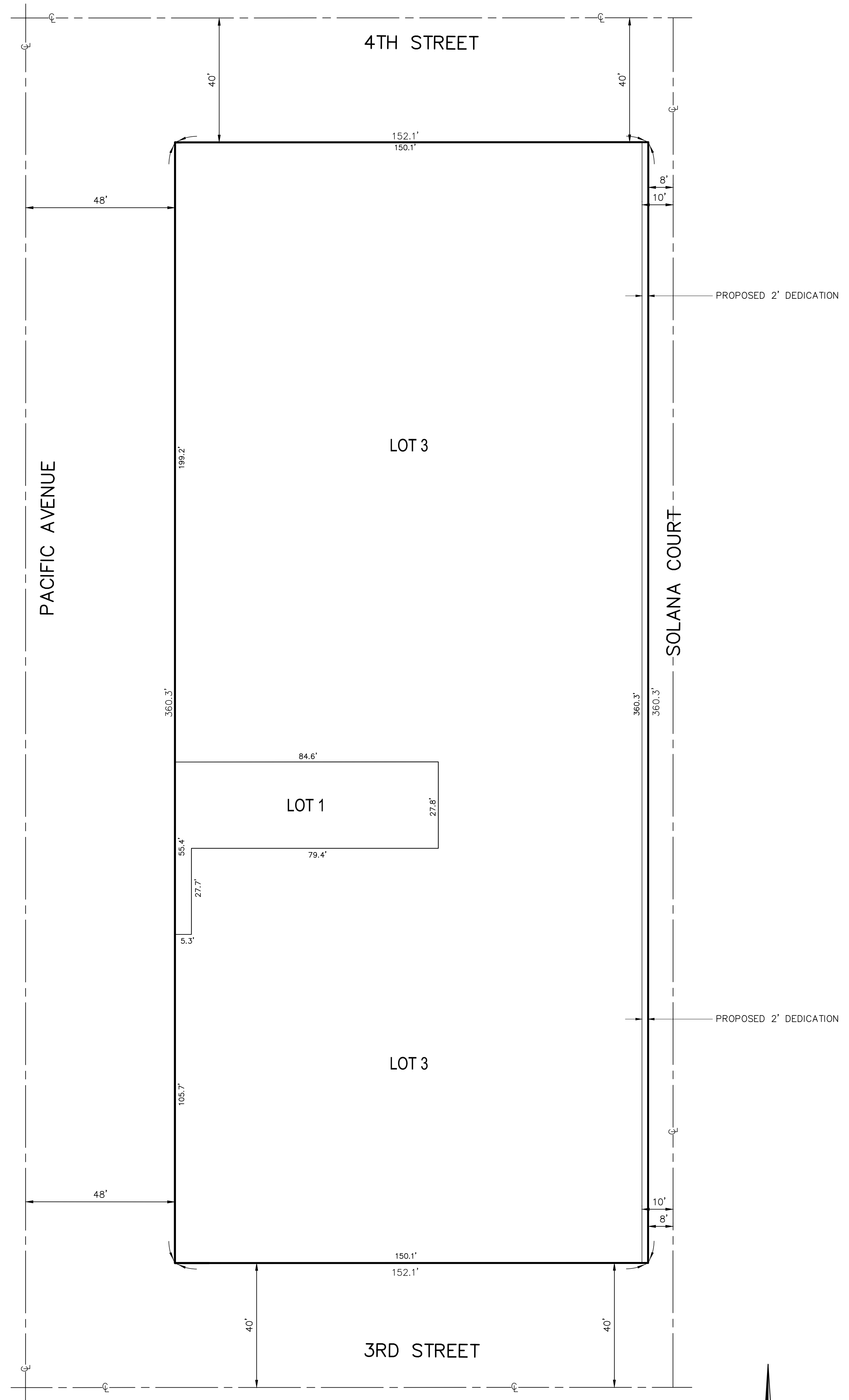
SCALE: 1"=20'

DATE: 12/02/20

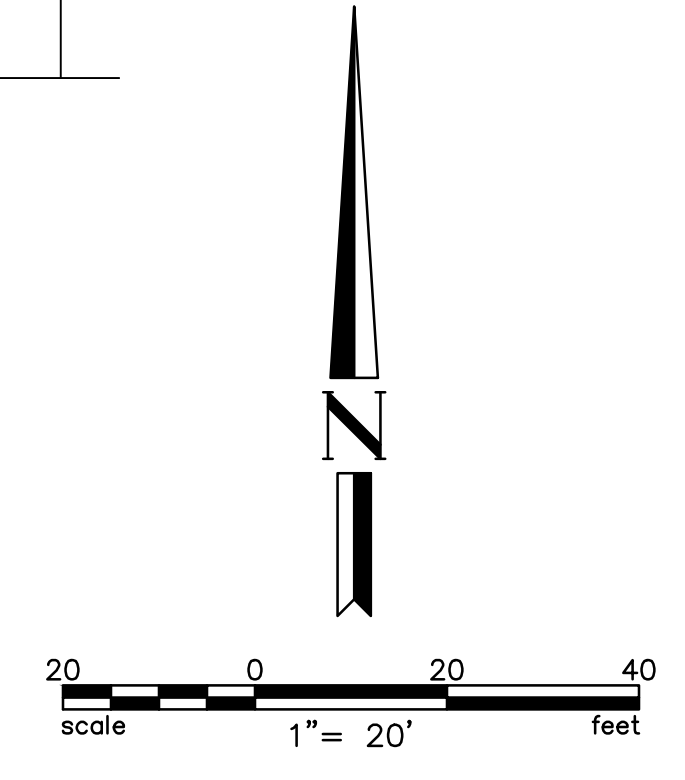
SHEET NO.: 03 OF 05

VESTING TENTATIVE AIRSPACE TRACT MAP 82334

MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS



LEVEL 4-8
AIRSPACE LOTS 1 & 3



NO.	DESCRIPTION	DATE	BY
REVISIONS			

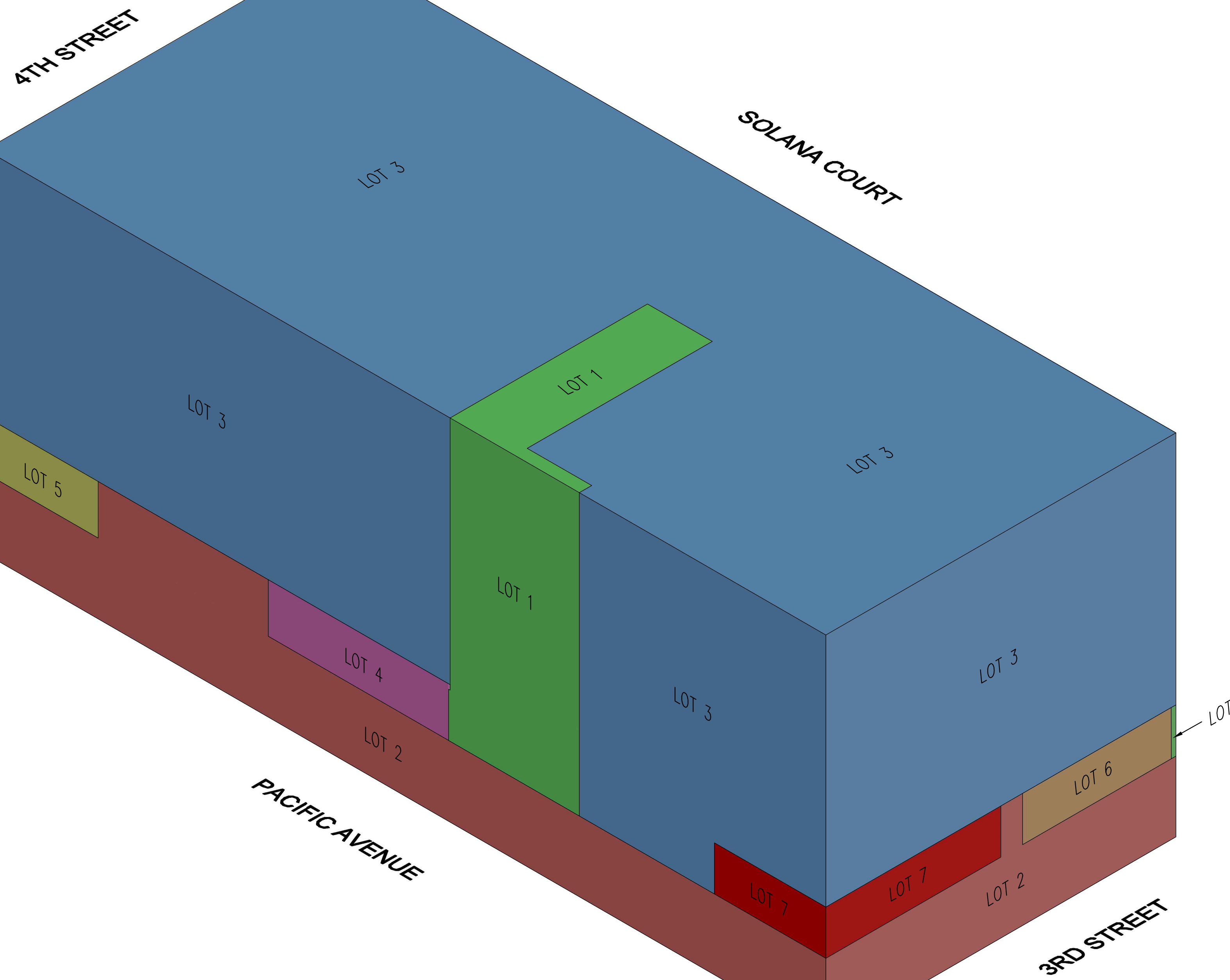
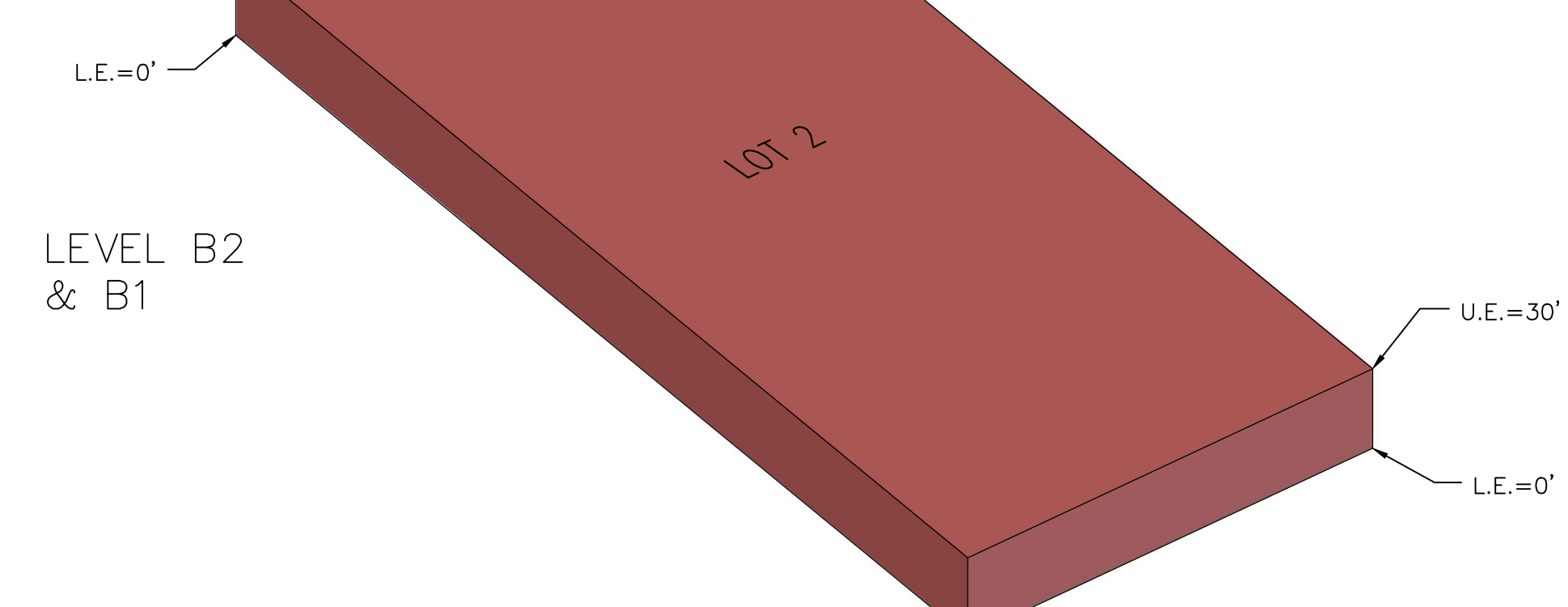
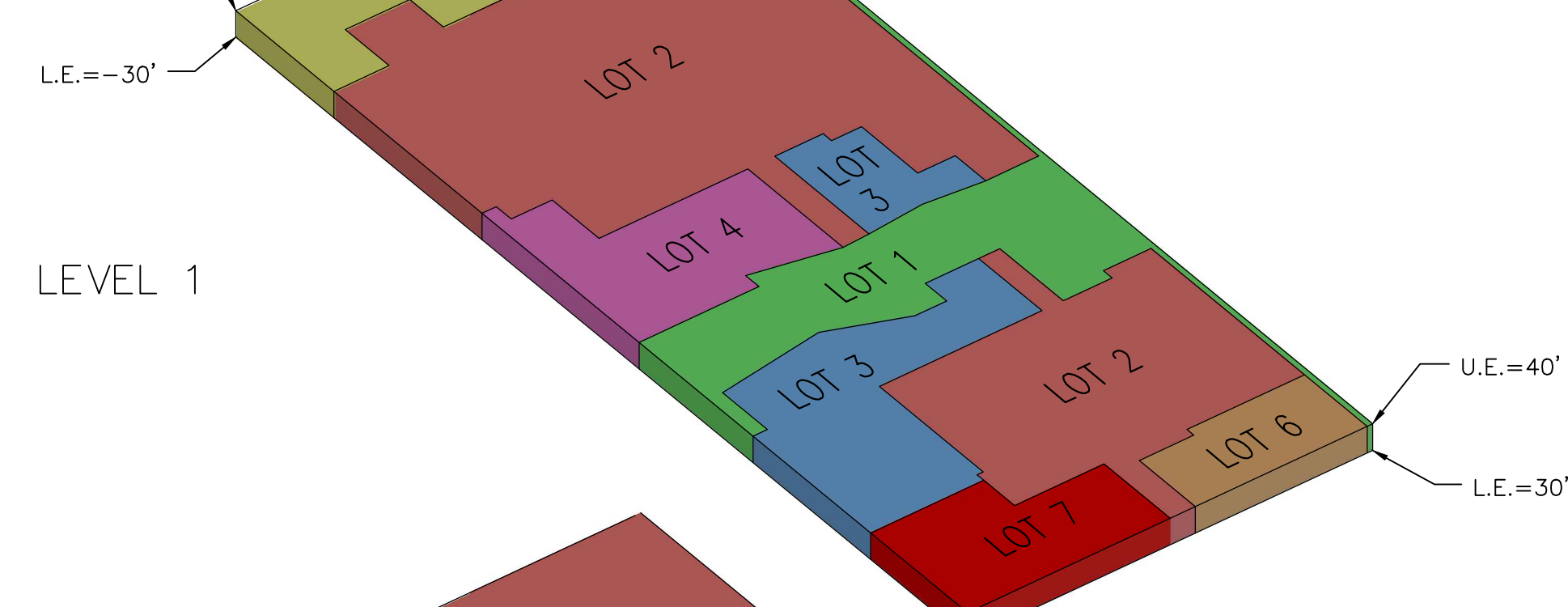
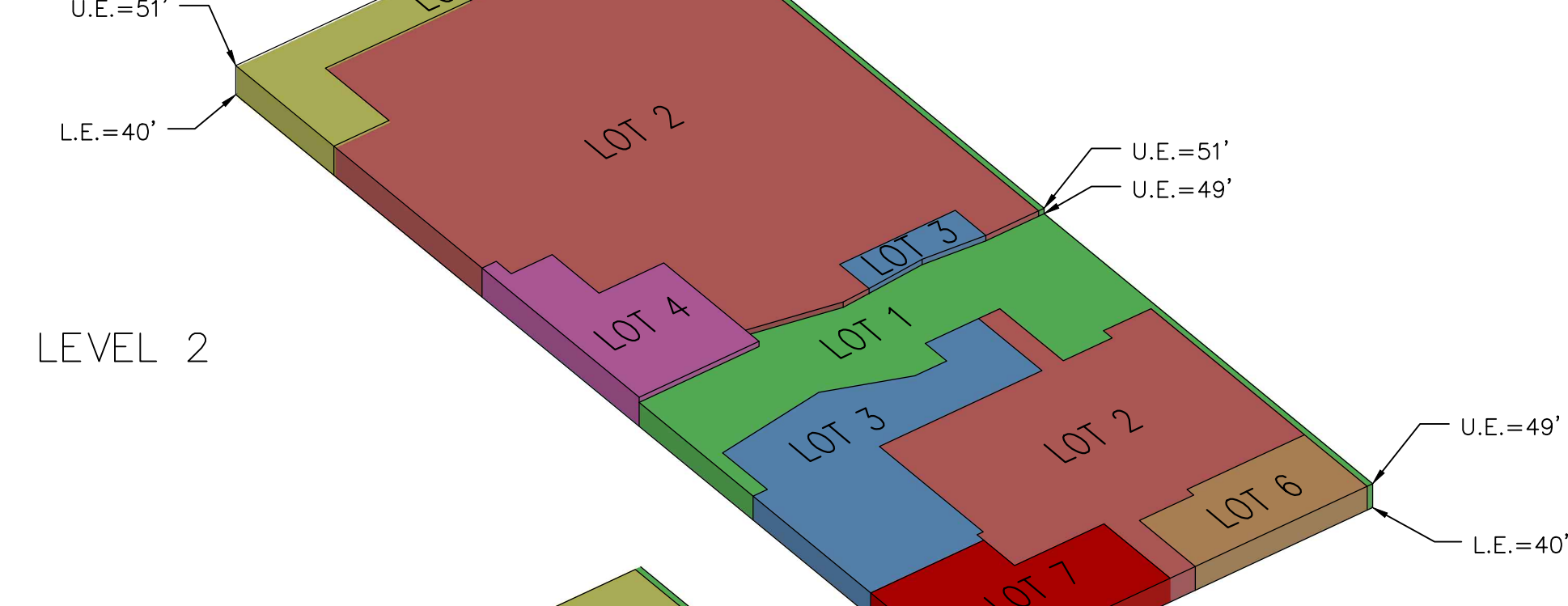
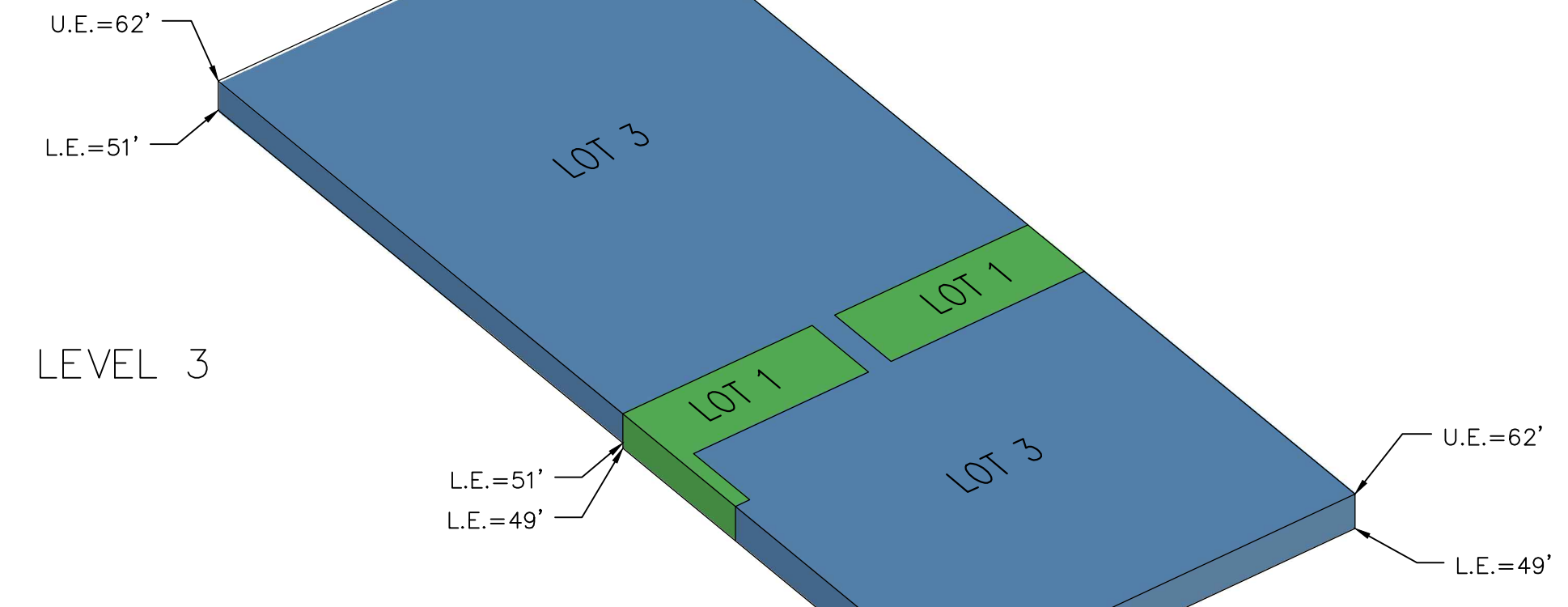
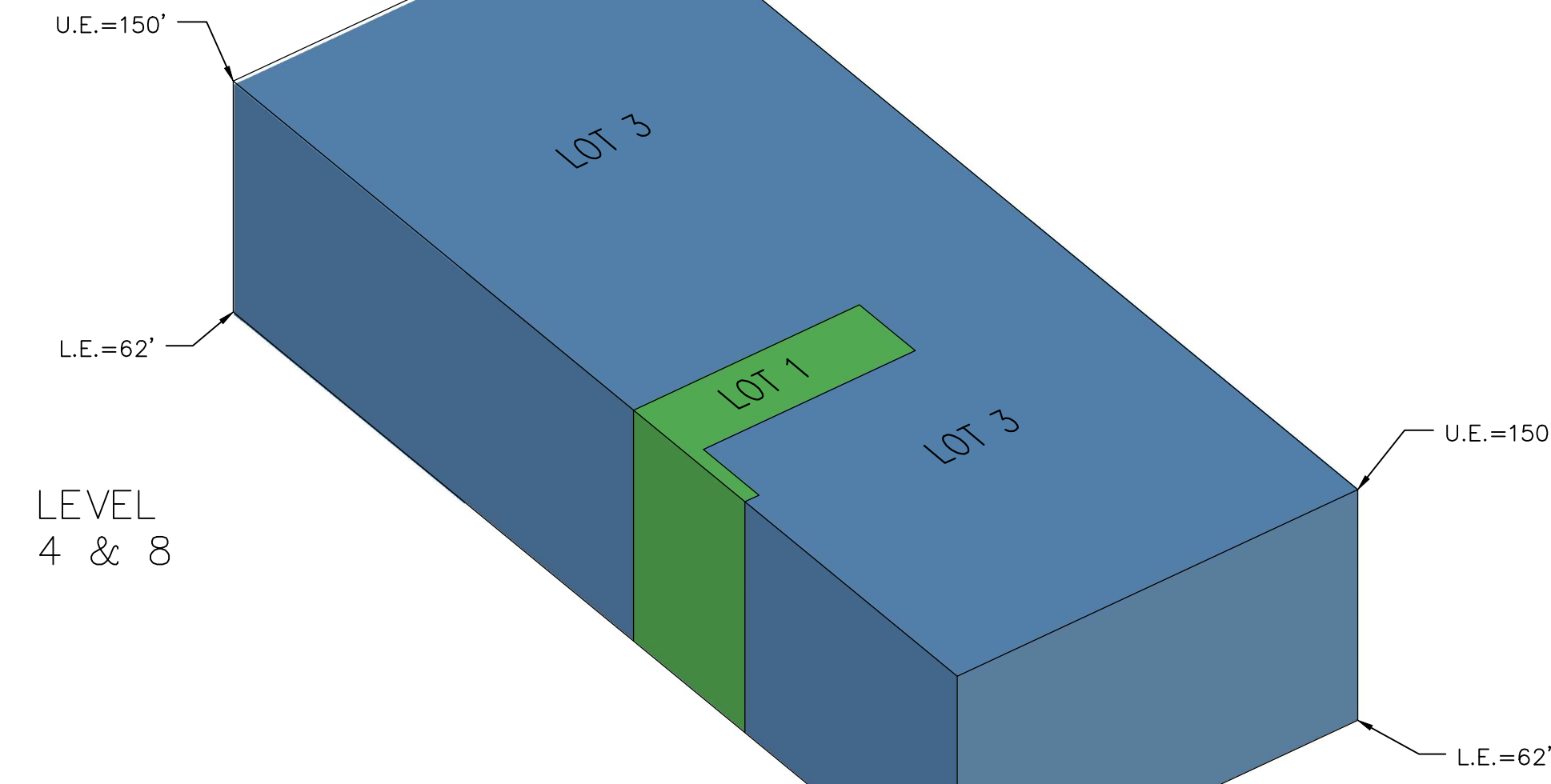


**DAVID EVANS
AND ASSOCIATES INC.**
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

3RD STREET AND PACIFIC AVENUE LONG BEACH, CA			
PROJECT NO: ENS10000-1007	PREPARED FOR:	ATTN: TYSON SAYLES ENSEMBLE REAL ESTATE INVESTMENTS 444 OCEAN BLVD, SUITE 1108 LOS ANGELES, CA 90802	SCALE: 1"=20'
DRAWN BY: SXZ	CHECKED BY: JWW		DATE: 12/02/20
			SHT NO: 04 of 05








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Last Generated: Dec 02, 2020 - 12:49pm By: SXZ

MERGER & RESUBDIVISION FOR 1 GROUND LOT AND 6 AIRSPACE LOTS



SOUTHWEST ISOMETRIC VIEW

LEGEND

-  = LOT 1: MASTER GROUND LOT
-  = LOT 2: (AIRSPACE) PARKING
-  = LOT 3: (AIRSPACE) RESIDENTIAL
-  = LOT 4: (AIRSPACE) RETAIL
-  = LOT 5: (AIRSPACE) RETAIL
-  = LOT 6: (AIRSPACE) RETAIL
-  = LOT 7: (AIRSPACE) RETAIL

L.E. = LOWER ELEVATION

U.E. = UPPER ELEVATION

NOTE

3D VIEW OF VERTICAL PARCELS IS FOR PRESENTATION PURPOSES ONLY.

THE GROUND FLOOR ELEVATION OF 30' SHOWN HEREON IS ASSUMED AND
SUBJECT TO CHANGE UPON PREPARATION OF A PRECISE GRADING PLAN.

ALL AREAS OUTSIDE OF THE AIRSPACE LOTS ARE PART OF THE MASTER LOT 1.

No.	Description	Date	B'		



DAVID EVANS
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<h2 style="text-align: center;">3RD STREET AND PACIFIC AVENUE</h2> <h2 style="text-align: center;">LONG BEACH, CA</h2>			
PROJECT NO: ENSI0000-1007	PREPARED FOR: ATTN: TYSON SAYLES ENSEMBLE REAL ESTATE INVESTMENTS 444 OCEAN BLVD, SUITE 1108 LOS ANGELES, CA 90002	SCALE: NOT TO SCALE	DATE: 12/02/20
DRAWN BY: SZX			
CHECKED BY:			SHT NO.: 02