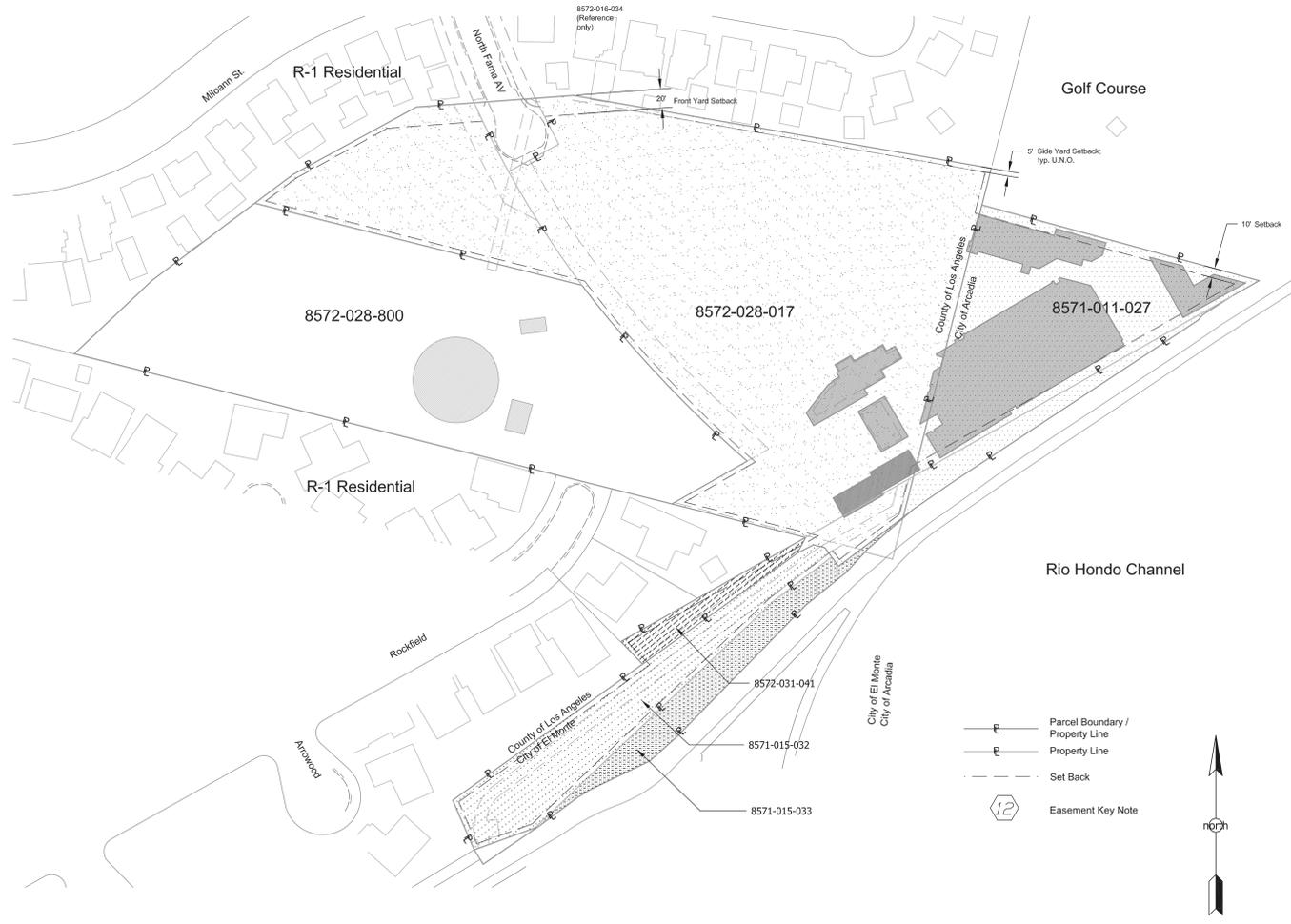


Parcel No.	
8571-011-027	1.16 acres
8571-015-032	0.53 acres
8571-015-033	0.24 acres
8572-028-017	4.05 acres
8572-031-041	0.10 acres
Subtotal	6.08 acres
8572-028-800	2.55 acres
This parcel leased by Kare Youth League from Golden State Water Company (GSWC)	
Total	8.63 acres

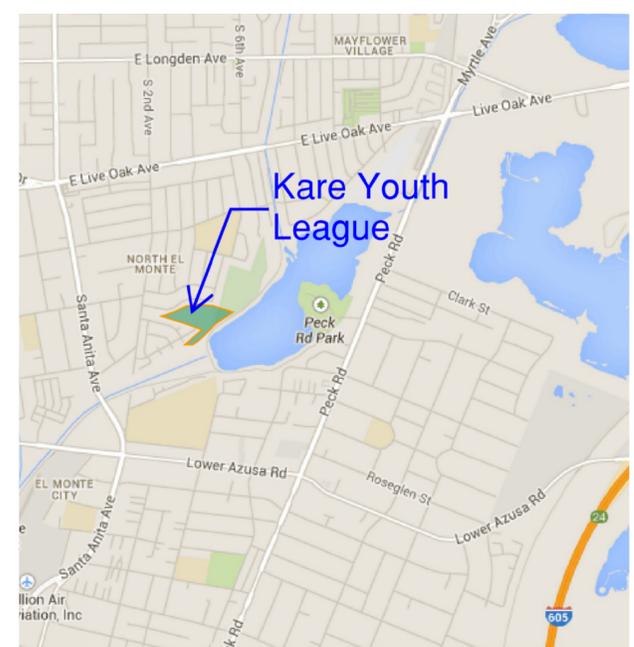
Easement Key Notes

- Item numbers per preliminary Title Report prepared by Investors Title Company, Order Number 14225973A-138, Dated December 11, 2008. The following easements are disclosed within said report. The reviewer should refer to the above stated Title report for additional items of record that may affect said land.
- An Easement for pole lines and incidental purposes recorded September 19, 1946 in Book 23688 Page 362, O.R.
Granted to: Southern California Edison Company, Ltd., A Corporation
Affects: That portion of said land lying within 1 foot of the Southwesterly land within 1 foot of the deed to William P. Marshburn, et al.
 - An Easement for pole lines and incidental purposes recorded in Book 34829 Page 395, O.R.
Affects: As more particularly described therein.
 - An Easement for pipe lines and incidental purposes recorded March 5, 1951 in Book 35718 Page 207, O.R.
Affects: As more particularly described therein.
 - An Easement for ingress, egress, and water pipelines and incidental purposes in the document recorded April 29, 1960 in Book D631 Page 178, O.R.
Affects: As more particularly described therein.
 - An Easement for ingress, egress, and water pipelines and incidental purposes in the document recorded October 2, 1964 as Inst. No. 2052, O.R.
Affects: As more particularly described therein.
 - An Easement for riding and hiking trail and incidental purposes in the document recorded March 23, 1955 as Inst. No. 4282, O.R.
Affects: As more particularly described therein.
 - An Easement and Right of Way for controlling the flood water in the Rio Hondo Channel as disclosed in an unrecorded Easement dated June 27, 1916 belonging to the County of Los Angeles as disclosed by an interlocutory judgement in Los Angeles County Superior Court Case No. 59940G a certified copy of which was filed as Document No. 12776 on July 10, 1953 entered on Certificate No. 67-20962 in the Office of the Registrar of Land Titles of Los Angeles County, certified copies of the decree entered of said action were recorded on June 18, 1953 in Book 42085 Page 429, of Official Records and July 9, 1953 in Book 43776 Page 279, of Official Records, over that portion of said land lying northwesterly of the northwesterly line of that parcel of land described in "Parcel 192" and lying southeasterly of the northwesterly line of those parcels of land described in "Parcels 239 and 297" in a file pending in Los Angeles County Superior Court Case No. 59940G recorded in Book 38952 Page 282, of Official Records.
 - [Parcel 192 within last referenced document affects Parcel 1 (APN 8571-015-026)]
 - [Parcel 297 within last referenced document affects Parcels 1 (APN 8571-015-026) and 5 (APN 8572-031-041) along with southwesterly portion of Parcel 2 (APN 8572-028-017)]
 - An Easement for electrical lines and incidental purposes in the document recorded April 5, 1962 as Inst. No. 5021, O.R.
Affects: As more particularly described therein.
 - An Easement for electrical lines and incidental purposes in the document recorded October 13, 1966 as Inst. No. 5002, O.R.
Affects: As more particularly described therein.
 - An Easement for ingress, egress, and water pipelines and incidental purposes in the document recorded January 3, 1969 as Inst. No. 2496 in Book D4241 Page 752, O.R.
Affects: As more particularly described therein.
 - An Easement for flood control and incidental purposes in the document recorded October 25, 1972 and Inst. No. 3107, O.R.
Affects: As more particularly described therein.
 - An Easement for storm drain and incidental purposes in the document recorded February 25, 1977 and Inst. No. 77-198877, O.R.
Affects: As more particularly described therein.
 - An Easement for power lines and incidental purposes, recorded in Book 34512 Page 56, O.R.
In Favor of: Southern California Edison Company, A Corporation
Affects: Southerly 10 feet of Parcel 7 (APN 8572-016-034)
 - An Easement for utilities and incidental purposes, recorded in Book 34512 Page 56, O.R.
Affects: Southerly 5 feet of Parcel 7 (APN 8572-016-034)



Parcel Data

1" = 60' 01



Vicinity Map

Notes

Parcel Boundary Description:
M 12-29-94 For of Lot known as Unnumbered Lot and Por of Lot 27

Property Information:
APN 8571-011-027
APN 8571-015-032 (Formerly 8571-015-030)
APN 8571-015-033 (Formerly 8571-015-029)
APN 8572-028-017
APN 8572-031-041

Leased from Golden State Water Co.:
APN 8572-028-800

No. _____ Revision/Issue _____ Date _____

STATE OF CALIFORNIA
Department of Public Safety
Professional Seal
No. 20000
Exp. 12/31/2011

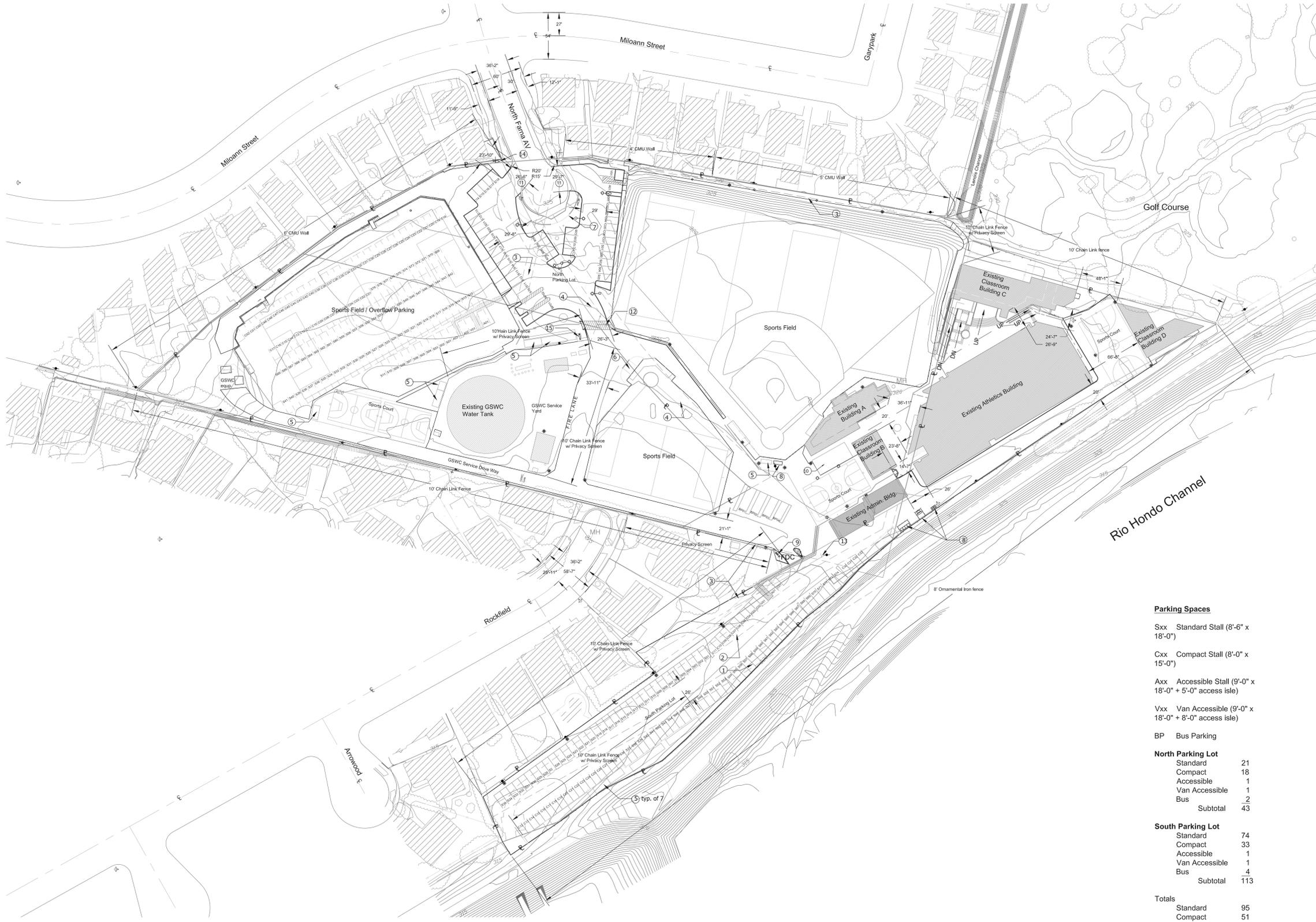
Christopher LAWRENCE Architect AK LEED # 40
309 26th Street, Arcadia, CA 91709 christopher@lawrenceandlaurie.com C 1999

Project Name and Address:
Los Angeles County - Conditional Use Permit 99-090-5)
Kare Youth League
5150 North Farnam Av
Arcadia, CA 91006
626.442.1160

Site Data

Project	1406002	Sheet	9a.1
Date	07/03/2014		
Scale	As Noted		

N.T.S. 02



- Notes
- ① Easement - Riding & Hiking Trail to remain (Refer to 1/ 9a.1 Parcel Data)
 - ② Easement - Drainage to remain (Refer to 1/ 9a.1 Parcel Data)
 - ③ Easement - Electrical to remain (Refer to 1/ 9a.1 Parcel Data)
 - ④ Easement - Water to remain (Refer to 1/ 9a.1 Parcel Data)
 - ⑤ Storage Container
 - ⑥ CMU Trash Enclosure w/ Doors
 - ⑦ Entry Garden Wall - 36" h, of masonry & ornamental iron w/ aluminum letters
 - ⑧ Electrical Service Eq.
 - ⑨ Double Detector Check w/ FDC
 - ⑩ Fabric Canopy above
 - ⑪ Driveway to remain
 - ⑫ Water P.O.C. (GSWC)
 - ⑬ Sewer P.O.C.
 - ⑭ GSWC Gas Meter
 - ⑮ Water Shut Off

- Parcel Boundary / Property Line
- Set Back
- CMU Retaining Wall
- CMU Site Wall (4')
- Chain Link Fence (10' U.N.O)
- Accessible Path of Travel (5% max. slope & 2% max. cross-slope)
- Electrical/Telephone Pole
- Goal Post
- Fire Hydrant
- Sight Lighting
- Parking Lighting
- Sports Lighting
- MH
- Gas Meter

Parking Spaces

- Sxx Standard Stall (8'-6" x 18'-0")
- Cxx Compact Stall (8'-0" x 15'-0")
- Axx Accessible Stall (9'-0" x 18'-0" + 5'-0" access isle)
- Vxx Van Accessible (9'-0" x 18'-0" + 8'-0" access isle)

BP Bus Parking

Standard	21
Compact	16
Accessible	1
Van Accessible	1
Bus	2
Subtotal	43

South Parking Lot

Standard	74
Compact	33
Accessible	1
Van Accessible	1
Bus	4
Subtotal	113

Totals

Standard	95
Compact	51
Accessible	2
Van Accessible	2
Bus	6
Total Stalls	156

Overflow Parking

Standard	79
Compact	52
Accessible	3
Van Accessible	1
Total Stalls	135

Grand Totals

Standard	175
Compact	103
Accessible	5
Van Accessible	3
Bus	6
Grand Total Stalls	291

Building	Height (approx. max.)	Total SF (w/ horiz. projections)
Building A	20-8"	4,107
Classroom Building B	21-8"	2,710
Classroom Building C	34-9"	14,134
Classroom Building D	14-0"	2,442
Athletics Building	33-6"	22,090
Administration Building	13-6"	2,030
Total Building Area		47,513

Parcel Boundary Description:
 MH 42-319 Parcel Portion of Unknown as Unnumbered Lot and Port of Lot 12
 Property Information:
 APN 827-01-027
 APN 827-01-032 (Formerly 827-01-028)
 APN 827-01-033 (Formerly 827-01-030)
 APN 827-01-037
 APN 827-01-041
 Leased from Golden State Water Co.:
 APN 827-01-800



christopher LAWRENCE Architect
 95-98 Lodi
 105 North Laurel Ave., #111 - Lodi, CA 95240
 christopher@lancearchitect.com
 C-29591

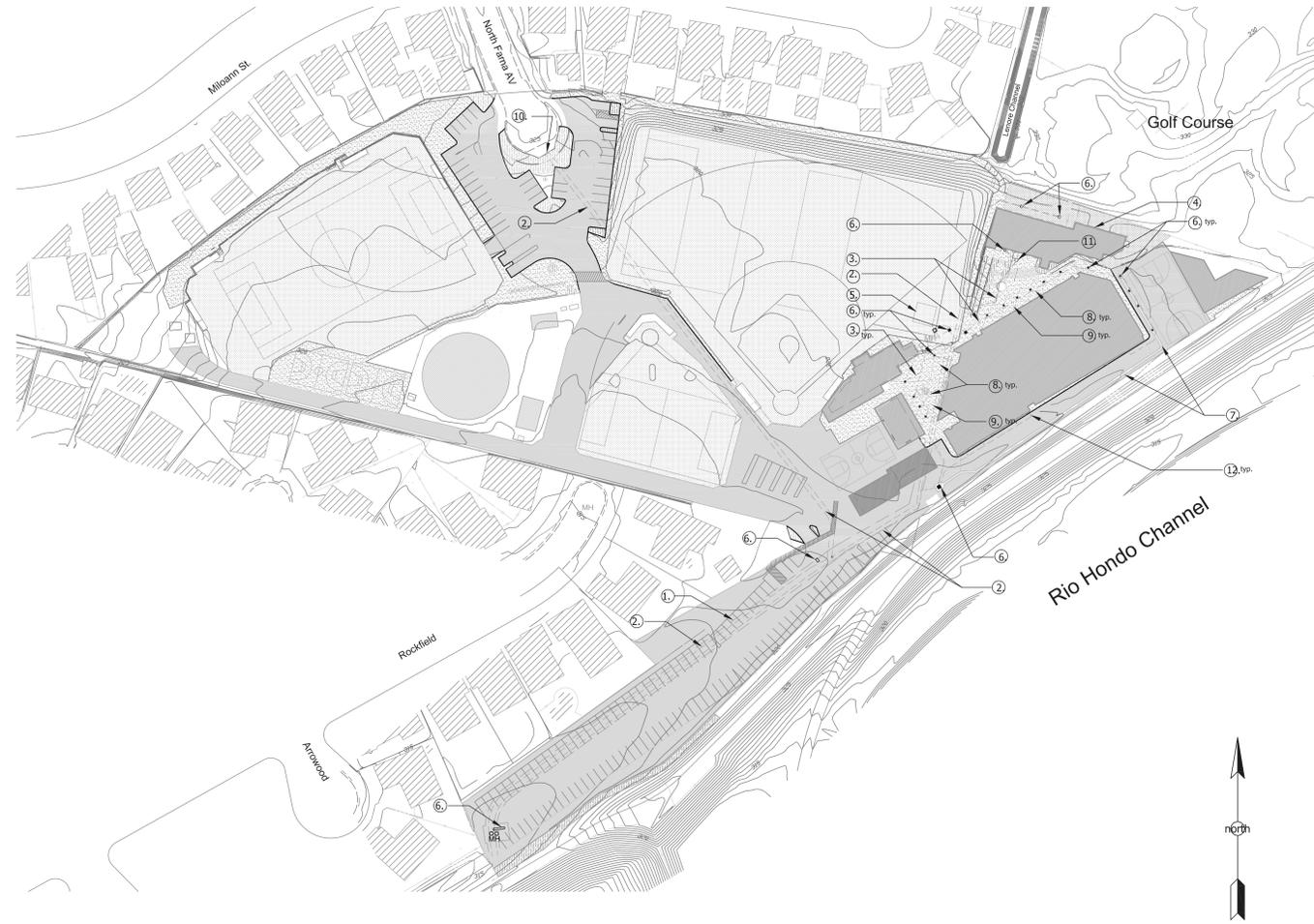
Project Name and Address:
 Los Angeles County - Conditional Use Permit 99-090-(5)
 Kare Youth League
 5150 North Fama Av
 Arcadia, CA 91006
 626-442-1150
 Site Plan

Project	1406001	Sheet	
Date	07/03/2014		
Scale	1" = 40'		

9a.2



1. Storm Drain Easement
2. Underground Storm Drain Main
3. Underground Storm Drain Branch
4. Underground Storm Drain - Foundation Drainage System
5. Storm Water Infiltration Pit (20.5' x 20.5' x 7'd)
6. Catch Basin
7. Concrete Swale
8. Flow Line
9. Grade Break
10. Storm Drain Inlet
11. Sump Pump
12. Roof Drain P.O.C.

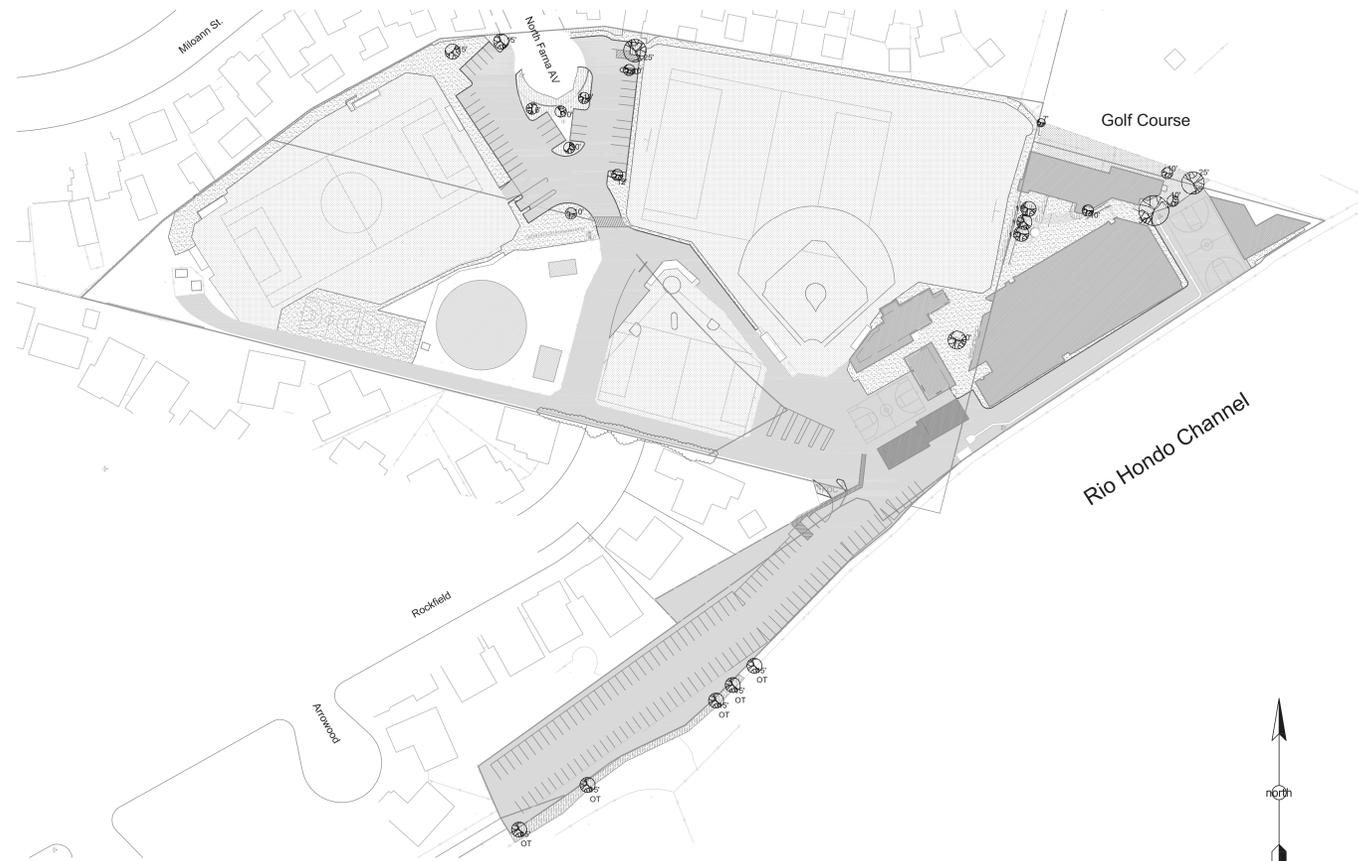


Site Drainage Plan

1" = 60' 01

Open Space & Landscape Area Calculation

Total Site Area	8.63 acres 375,319 square feet
Building Foot Print	
Building A	2,227 sf
Classroom Building B	1,190 sf
Classroom Building C	15,713 sf
Classroom Building D	2,442 sf
Administration Building	2,030 sf
Athletics Building	19,080 sf
GSWC Water Tank	6,362 sf
Subtotal Building Foot Print	49,044 sf 13.1 %
Pavement (concrete or asphalt)	137,107 sf 36.5 %
Landscape Area	
Turf	158,045 sf
Misc. Landscape or open area	31,123 sf
Subtotal Landscape Area	189,168 sf 50.4 %



Conceptual Landscape Plan

1" = 60' 02

Notes

- Landscape - Shrubs / Ground Cover
- Landscape - Turf / Sports Field
- Landscape - Trees
 - OT - Approx. Height
 - OT - Existing Oak Tree (The trunks of all existing Oak Trees are less than 8" dia. at the time of this recording)
- Paving - Concrete
- Paving - Asphalt
- Existing Building

Parcel Boundary Description: M 12-05-04, Por of Lot known as Unnumbered Lot and Por of Lot 17

Property Information:
 APN 8571-011-017
 APN 8571-015-012 (Formerly 8571-015-026)
 APN 8571-015-013 (Formerly 8571-015-029)
 APN 8571-018-017
 APN 8571-031-041

Leased from Golden State Water Co.:
 APN 8571-018-800

Revisions/Issues

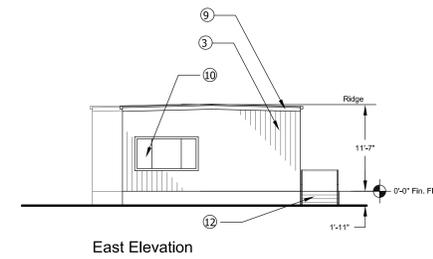
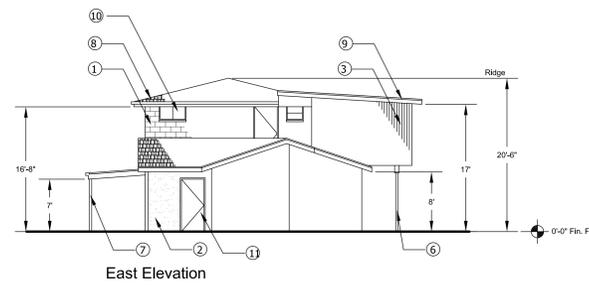
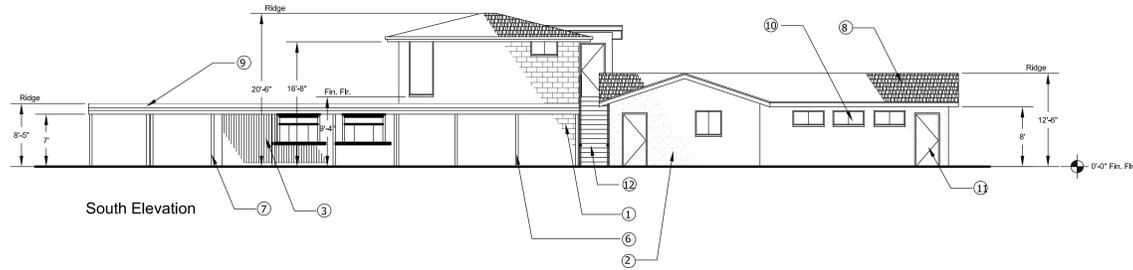
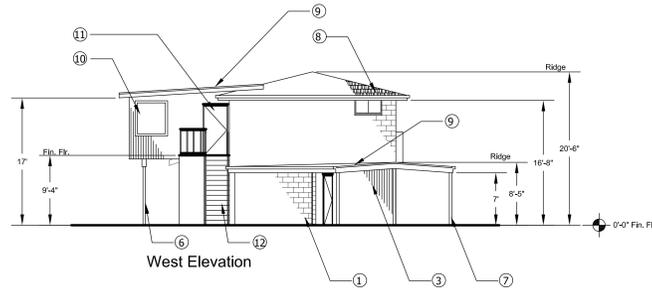
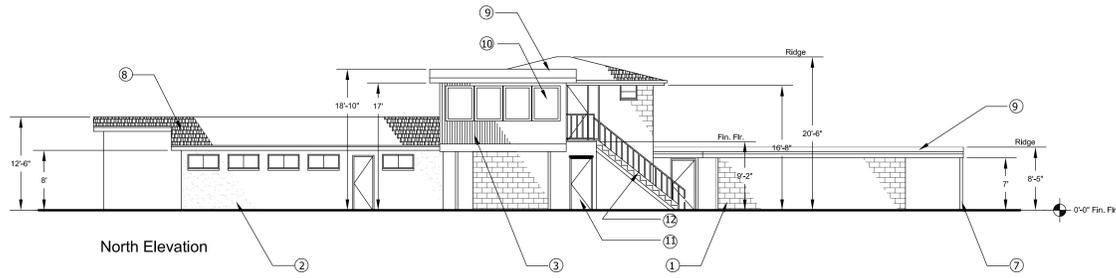
STATE OF CALIFORNIA
 PROFESSIONAL SEAL
 CHRISTOPHER LAWRENCE ARCHITECT
 No. _____ Date _____

Christopher LAWRENCE Architect AA LEED # 40
 819.261.1123 christopher.lawrence@clawrence.com
 300 North Second St., #222 - 10th Fl., CA 91001 © 1999

Project Name and Address
 Los Angeles County - Conditional Use Permit 99-000-05
 Kare Youth League
 5150 North Farnam Av
 Arcadia, CA 91006
 626.442.1160

Drainage & Conceptual Landscape Plans

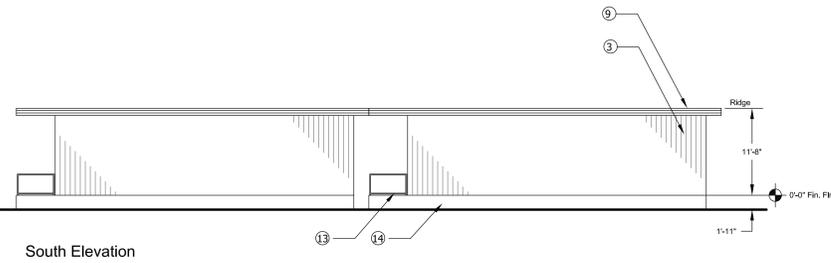
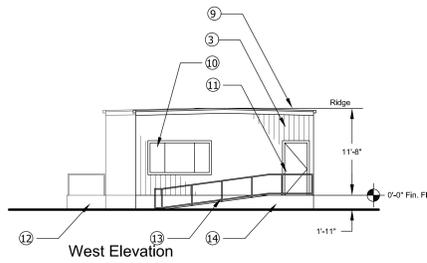
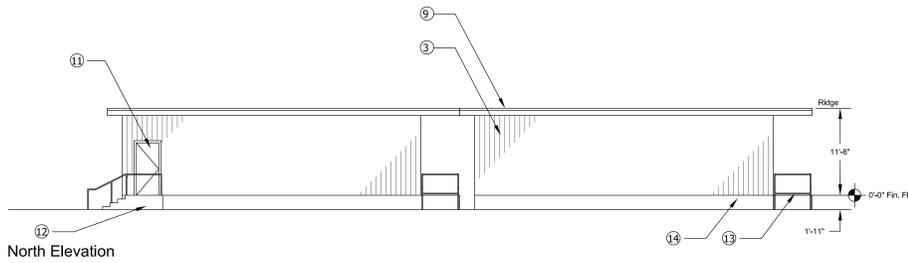
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Date	07/03/2014		
Scale	As Noted		



Building A

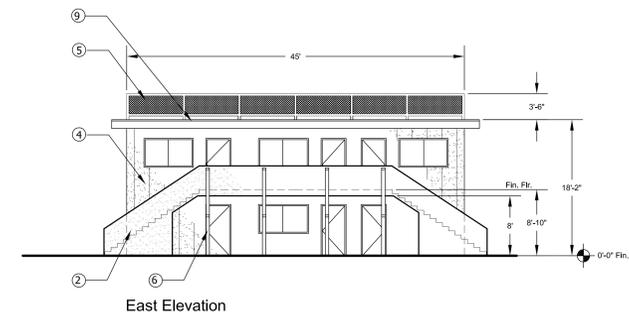
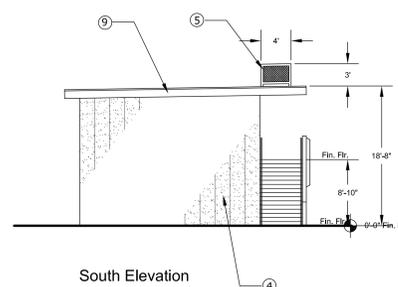
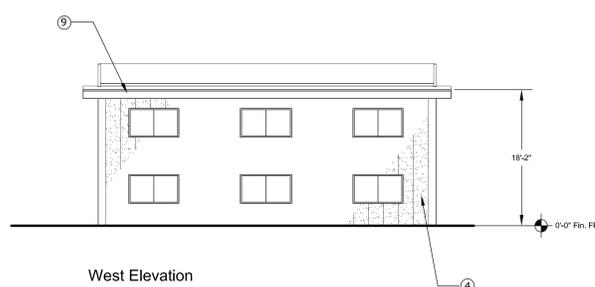
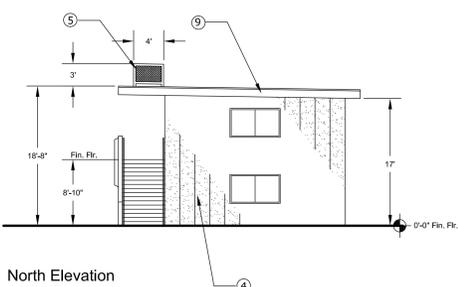
1/8" = 1'-0" 01

- Notes
- 1 8x8x16 CMU; Painted
 - 2 Cement Plaster; Painted
 - 3 T-1-11 Exterior Wood Siding; Painted
 - 4 Pre-cast Concrete Panel; Painted
 - 5 Mechanical Screen; Painted
 - 6 Wood Post
 - 7 Steel Column; Painted
 - 8 Asphalt Shingles
 - 9 Built Up Roofing
 - 10 Window Frame & Glazing
 - 11 Door & Frame
 - 12 Stair w/ Metal Railing
 - 13 Ramp w/ Metal Handrail
 - 14 Wood Foundation; Painted



Administration Building

1/8" = 1'-0" 01



Building B

1/8" = 1'-0" 01

Parcel Boundary Description:
M.R. 42-33-56, Por of Lot known as Unnumbered Lot and Por of Lot 17

Property Information:
APN 821-012-027
APN 821-012-028 (formerly 821-012-026)
APN 821-012-033 (formerly 821-012-029)
APN 821-012-034
APN 821-012-044

Leased from Golden State Water Co.
APN 821-028-800

No.	Revision/Issue	Date

christopher LAWRENCE Architect
1909 S. 10th St.
305 North Second Ave., #211 - Los Angeles, CA 90015
C-22977

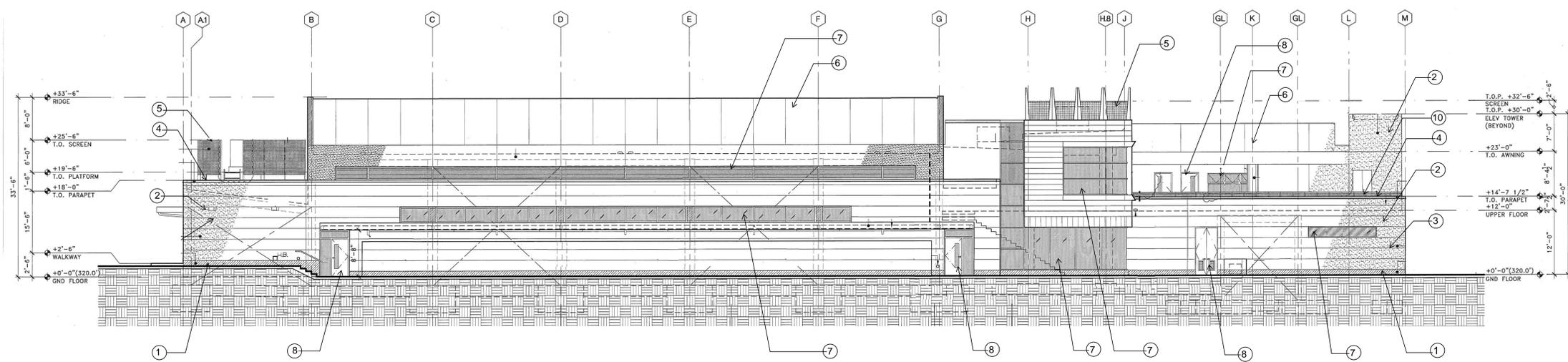
Project Name and Address:
Los Angeles County - Conditional Use Permit 99-090-03
Kare Youth League
5350 North Farm Ave
Arcadia, CA 91006
626.442.1150

Project	1406001	Sheet	gb.1
Date	07/03/2014		
Scale	As Noted		



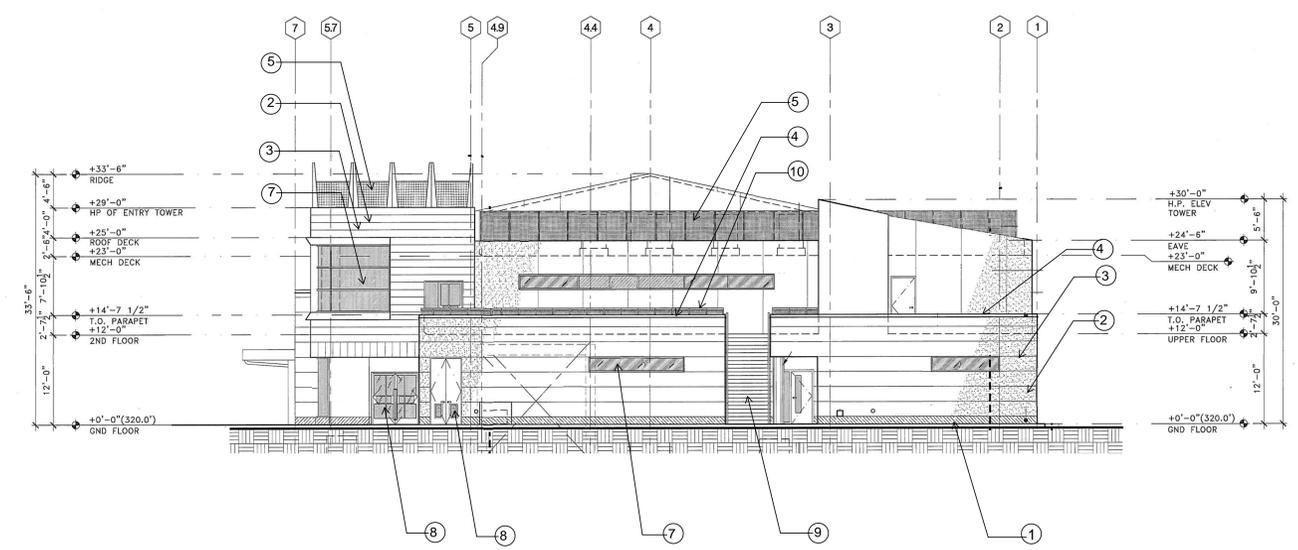
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- Notes
- 1) 8x8x16 CMU; Integral Color
 - 2) Cement Plaster; Painted
 - 3) Plaster Reveal - 1/4"
 - 4) G.I. Coping; Painted
 - 5) Mechanical Screen; Painted
 - 6) PVC Roofing Assembly
 - 7) Window/Storefront System
 - 8) Door & Frame
 - 9) Stair w/ metal Railing
 - 10) Metal Guardrail



North Elevation

1/8" = 1'-0" 01



West Elevation

1/8" = 1'-0" 02

Parcel Boundary Description:
 M/R 42-29-94 Por of Lot known as Unnumbered Lot and Por of Lot 27
 Property Information:
 APN 8271-015-021
 APN 8271-015-032 (formerly 8271-015-016)
 APN 8271-015-033 (formerly 8271-015-039)
 APN 8271-015-042
 APN 8271-031-041
 Leased from Golden State Water Co.:
 APN 8271-028-808

No.	Revision/Issue	Date



christopher LAWRENCE Architect
 9908102 (9908102) (9908102)@christopherlawrence.com
 350 North Second Ave., #222 - 15th Fl., Arcadia, CA 91706
 C-2297

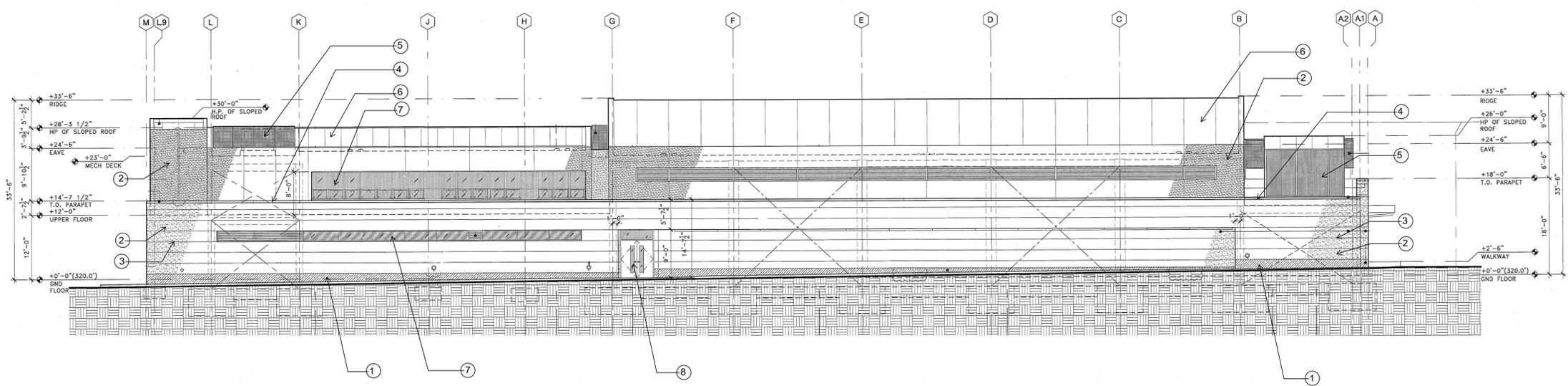
Project Name and Address:
 Los Angeles County - Conditional Use Permit 99-090-5)
 Kare Youth League
 5350 North Farm Ave
 Arcadia, CA 91706
 626.442.1150

Elevations - Athletics Building

Project	1406001	Sheet	gb.2
Date	07/03/2014	Scale	
Scale	As Noted		

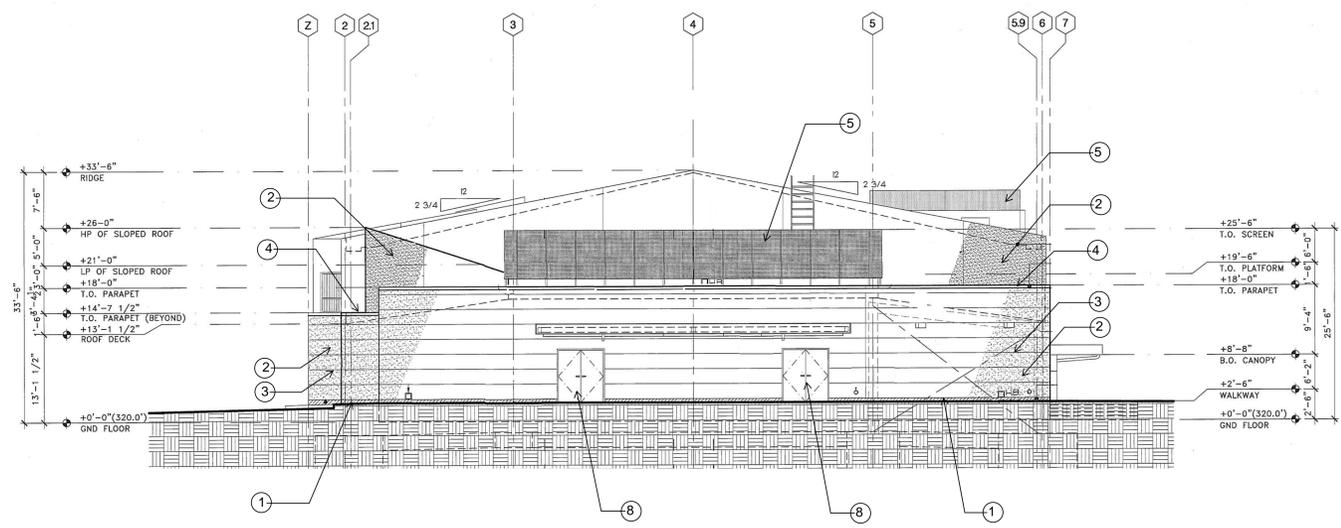
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- Notes
- 1) 8x8x16 CMU; Integral Color
 - 2) Cement Plaster, Painted
 - 3) Plaster Reveal - 1/4"
 - 4) G.I. Coping; Painted
 - 5) Mechanical Screen; Painted
 - 6) PVC Roofing Assembly
 - 7) Window/Storefront System
 - 8) Door & Frame
 - 9) Stair w/ metal Railing
 - 10) Metal Guardrail



South Elevation

1/8" = 1'-0" 01



East Elevation

1/8" = 1'-0" 02

Part of Boundary Description:
 M/F L-29-96 Por of Lot known as Unnumbered Lot and Por of Lot 17

Property Information:
 APN 8271-015-017
 APN 8271-015-019 (formerly 8271-015-016)
 APN 8271-015-033 (formerly 8271-015-029)
 APN 8271-015-042
 APN 8271-031-041
 APN 8271-031-042
 APN 8271-031-043

Leased from Golden State Water Co.:
 APN 8271-028-808

No.	Revision/Issue	Date



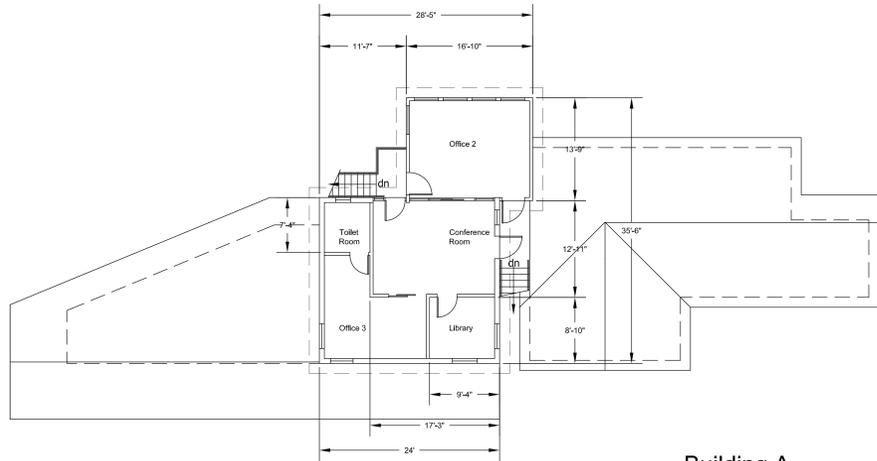
christopher LAWRENCE Architect
 9909 41st
 990 North Second Ave., #211 - Upland, CA 91786
 C-12207

Project Name and Address:
 Los Angeles County - Conditional Use Permit 99-090-03
 Kare Youth League
 5350 North Farm Ave
 Arcadia, CA 91006
 626.442.1150

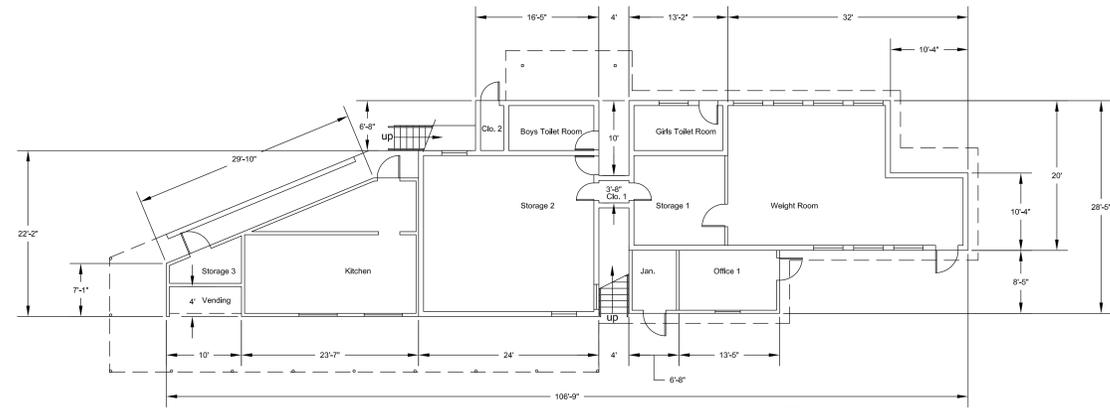
Elevations - Athletics Building

Project	1406001	Sheet	gb.3
Date	07/03/2014		
Scale	As Noted		

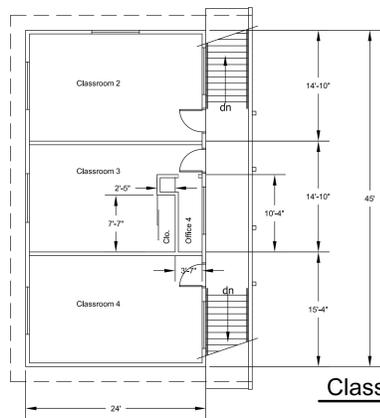
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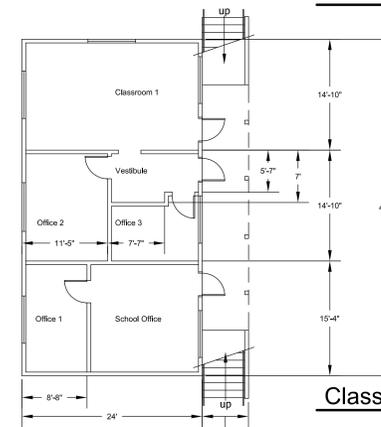
Building A



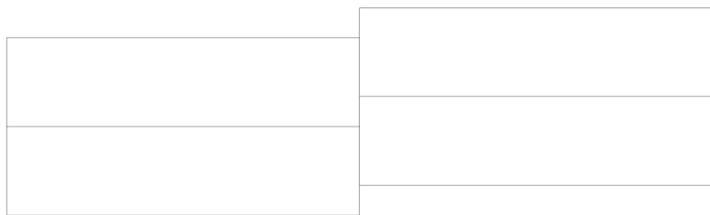
Building A



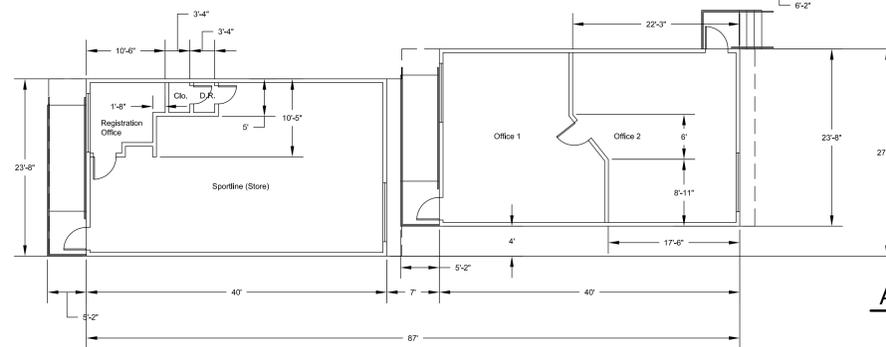
Classroom Building B



Classroom Building B



Administration Building



Administration Building



Notes

Parcel Boundary Description:
M 5-4-95-94 Parcel known as Unnumbered Lot and Por of Lot 17
Property Information:
APN 8521-011-027
APN 8521-012-032 (Formerly 8521-012-026)
APN 8521-012-033 (Formerly 8521-012-029)
APN 8521-012-037
APN 8521-012-041
Leased from Golden State Water Co.
APN 8521-012-800

No.	Revision/Issue	Date



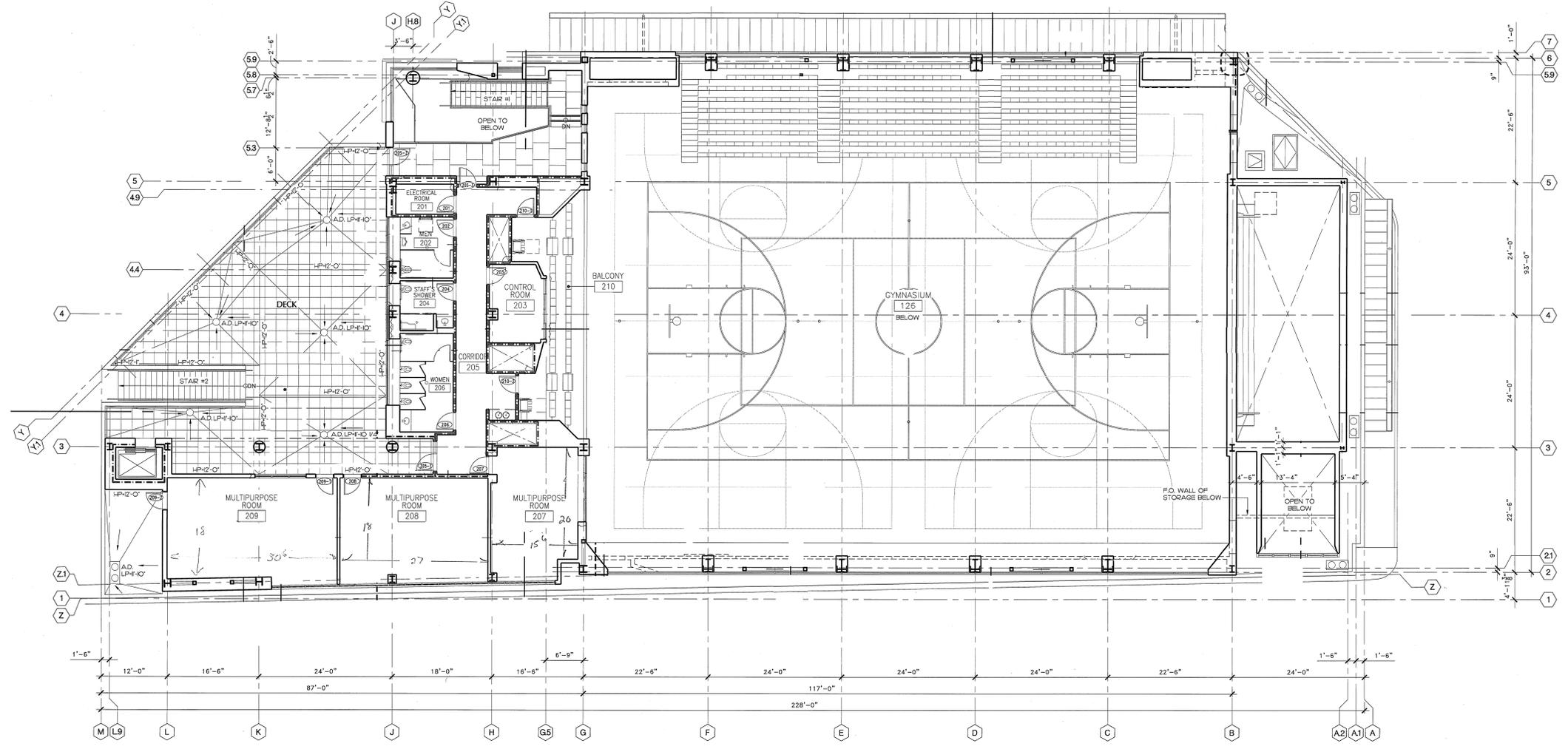
Christopher LAWRENCE Architect AIA LEED v4
909 4th St #113
200 North Vermont Ave, #222 - 10th Fl, CA 91204
christopher.lawrence@clawrence.com
C 310 999

Project Name and Address:
Los Angeles County - Conditional Use Permit 99-090-15
Kare Youth League
5150 North Faria AV
Arcadia, CA 91006
626.442.1160

Floor Plans - Administration, Classroom Buildings A & B

Project	1405001	Sheet	9C.1
Date	07/03/2014		
Scale	As Noted		

5/20/2014 CUP_2014_2.2.dwg



Parcel Boundary Description:
 M.F. 42-33-94 Por of Lot known as Unnumbered Lot and Por of Lot 17
 Property Information:
 APN 8271-015-021
 APN 8271-015-022 (formerly 8271-015-016)
 APN 8271-015-023 (formerly 8271-015-019)
 APN 8271-015-024
 APN 8271-015-025
 Leased from Golden State Water Co.
 APN 8271-028-B08

No.	Revision/Issue	Date



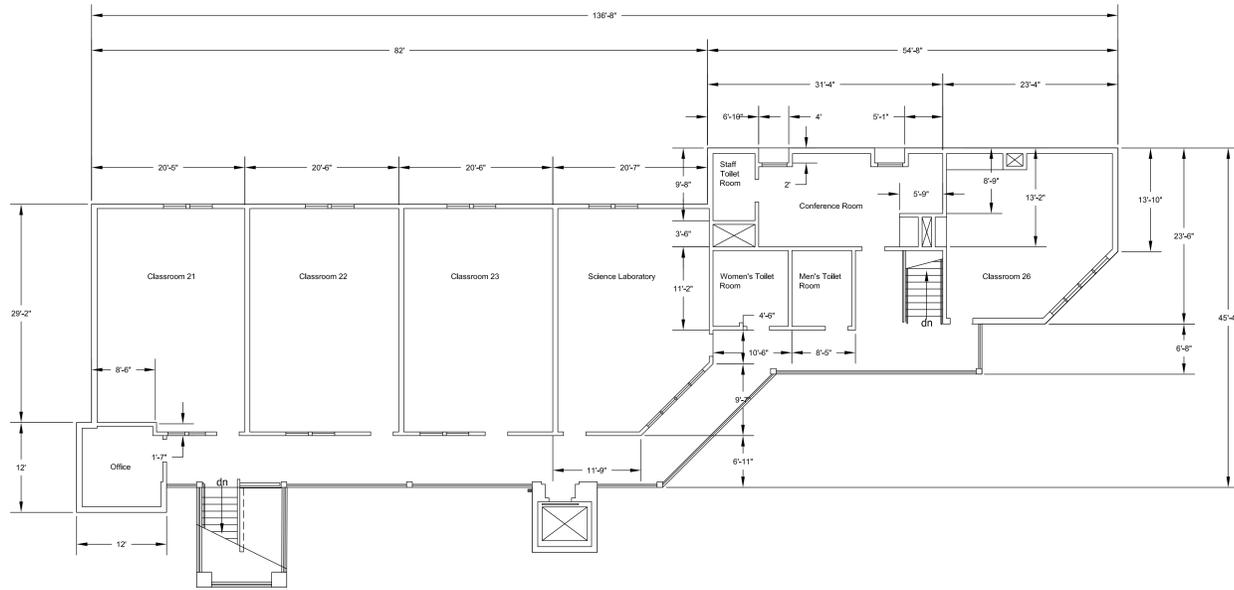
christopher LAWRENCE Architect
 1000 1/2 St.
 105 North Second St., #111 - 1st Floor, CA 91005
 C-22207

Project Name and Address:
 Los Angeles County - Conditional Use Permit 99-090-03
 Kare Youth League
 5350 North Farm Ave
 Arcadia, CA 91006
 626.442.1150

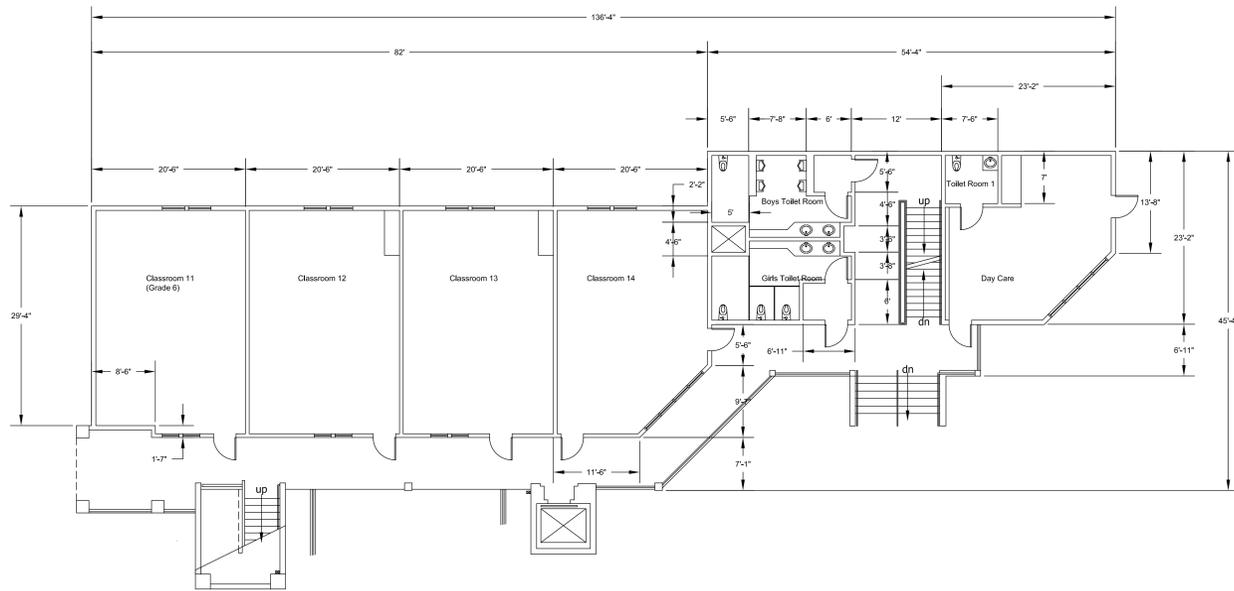
Floor Plans - Athletics Building
 Second Floor

Project	1406001	Sheet	9C.3
Date	07/03/2014		
Scale	1/8" = 1'-0"		

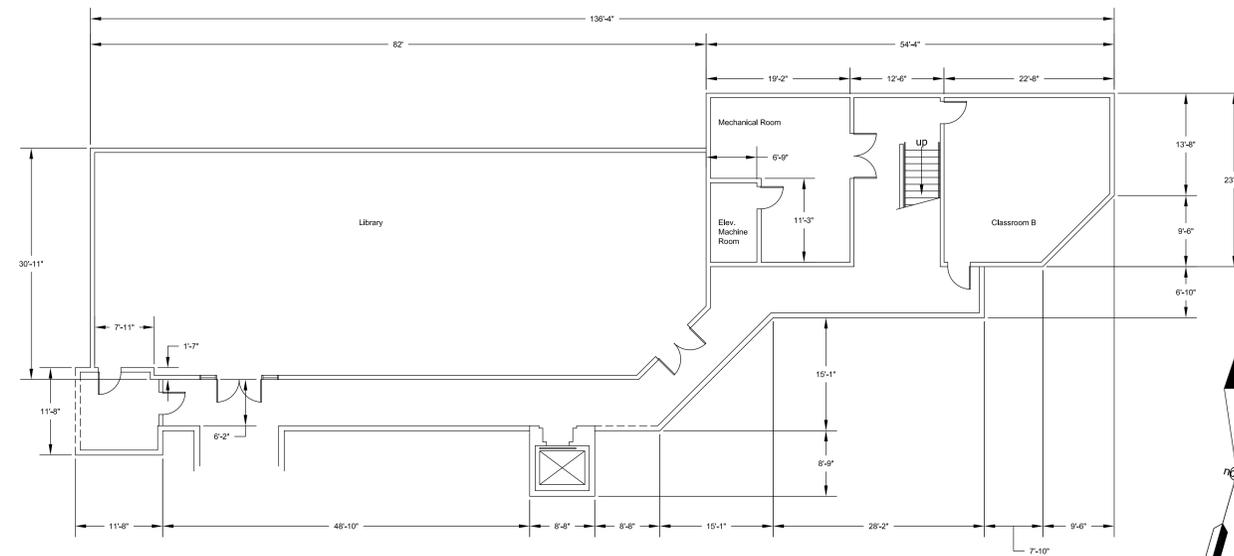




Second Floor



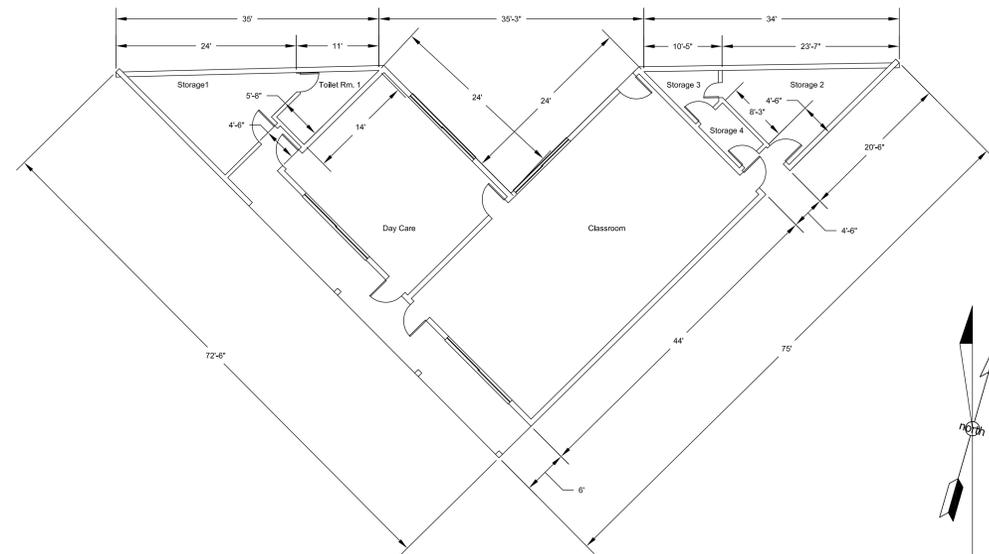
First (Ground) Floor



Basement

Classroom Building C

1/8" = 1'-0" 02



Classroom Building D

1/8" = 1'-0" 01

Notes

Parcel Boundary Description:
M.S. L-9-94-For of Lot known as Unnumbered Lot and Por of Lot 17
Property Information:
APN 8572-015-007
APN 8572-015-031 (Formerly 8572-015-026)
APN 8572-015-033 (Formerly 8572-015-029)
APN 8572-015-037
APN 8572-015-041
Leased from Golden State Water Co.
APN 8572-028-800

No.	Revision/Issue	Date
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Project Name and Address
Los Angeles County - Conditional Use Permit 99-090-15
Kare Youth League
5350 North Faria AV
Arcadia, CA 91006
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Floor Plans - Classroom Buildings C & D

Project	1405001	Sheet	9C.4
Date	07/03/2014		
Scale	As Noted		

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