

NOTE:
THIS PROJECT IS PROPOSED IN FIVE PHASES WITH PHASE 1 TO BE BUILT FIRST. THE OTHER FOUR PHASES MAY NOT BE BUILT IN NUMERICAL ORDER AND THE APPLICANT IS REQUESTING THAT NO CONDITION BE LEVIED THAT REQUIRES THE PHASING BE IMPLEMENTED IN NUMERICAL ORDER.

LEGAL DESCRIPTION:

PARCEL 1:
THOSE PORTIONS OF LOTS 144 AND 145, ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 211, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT 3 OF TRACT NO. 14525, AS SHOWN ON A MAP RECORDED IN BOOK 300, PAGE 29 AND 30 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 250 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF LIVE OAK AVENUE, 100 FEET IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15089, RECORDED IN BOOK 318, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY, THENCE NORTH 00° 14' 23" WEST ALONG THE EASTERLY LINE OF SAID TRACT NO. 15089, 250 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT NO. 15100, AS THE SAME IS SHOWN ON MAP RECORDED IN BOOK 319, PAGE 14 OF MAPS, RECORDS OF SAID COUNTY, THENCE NORTH 80° 49' 38" EAST ALONG SAID SOUTHERLY LINE OF SAID TRACT NO. 15100, 234.04 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY LINE OF MAYFLOWER AVENUE, 80 FEET IN WIDTH, AS SHOWN ON A MAP OF SAID TRACT NO. 15089, THENCE SOUTH 07° 27' 21" EAST, ALONG THE WESTERLY LINE OF SAID MAYFLOWER AVENUE, 515.10 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 250 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID LIVE OAK AVENUE, THENCE SOUTH 80° 49' 38" WEST ALONG SAID PARALLEL LINE 438.82 FEET, MORE OR LESS, TO A POINT DISTANT NORTH 80° 49' 38" EAST 89.23 FEET FROM THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1945, AS INSTRUMENT NO. 42, IN BOOK 3088, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY, THENCE SOUTH 00° 14' 23" EAST PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL OF LAND 253.07 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID LIVE OAK AVENUE, THENCE SOUTH 80° 49' 38" WEST ALONG THE NORTHERLY LINE OF SAID LIVE OAK AVENUE, 81 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY, THENCE ALONG THE EASTERLY LINE OF SAID LOT 5, NORTH 0° 14' 23" WEST 253.07 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF LOTS 2, 3, 4 AND 5 OF SAID TRACT NO. 14718, SOUTH 80° 49' 38" WEST 222.68 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY NORTHWESTERLY CORNER OF SAID LOT 2; THENCE ALONG A WESTERLY LINE OF SAID LOT 2, SOUTH 0° 14' 23" WEST 81.48 FEET TO THE WESTERLY TERMINUS AS SHOWN ON SAID MAP; SAID NORTHERLY LINE IS SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF NORTH 80° 49' 38" EAST 20.25 FEET; THENCE ALONG SAID NORTHERLY LINE NORTH 80° 49' 38" EAST 20.25 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID CERTAIN ALLEY, SOUTH 0° 14' 23" EAST 19.75 FEET TO THE EASTERLY PROLONGATION OF THAT CERTAIN ALLEY; THENCE ALONG SAID CERTAIN ALLEY SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF NORTH 80° 49' 38" EAST 141.72 FEET; THENCE ALONG SAID PROLONGATION NORTH 80° 49' 38" EAST 108.85 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTH 0° 14' 23" WEST 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID SOUTHWEST CORNER OF SAID LOT 4, NORTH 0° 14' 23" WEST 253.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE EASTERLY LINE OF SAID LOT 5, NORTH 0° 14' 23" WEST 253.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 4, 3, 4 AND 2 SOUTH 80° 49' 38" WEST 222.68 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PORTION OF LOT 145 OF ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHERLY LINE OF LIVE OAK AVENUE, 100 FEET IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15089, AS PER MAP RECORDED IN BOOK 318, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTH 00° 14' 23" WEST ALONG THE EASTERLY LINE OF SAID TRACT NO. 15089, 250 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT NO. 15089, THENCE NORTH 00° 14' 23" WEST 253.07 FEET, THENCE SOUTH 80° 49' 38" WEST 50.63 FEET, THENCE SOUTH 07° 27' 21" EAST 50.63 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY LINE OF SAID LOT 2, DISTANT THEREON SOUTH 09° 10' 22" EAST 30.00 FEET FROM THE SOUTHERLY LINE OF THE ALLEY SHOWN ON SAID MAP, THENCE ALONG SAID WESTERLY LINE NORTH 09° 10' 22" WEST 30.00 FEET TO SAID SOUTHERLY LINE, THENCE ALONG SAID SOUTHERLY LINE, NORTH 80° 49' 38" EAST 36.00 FEET TO THE SOUTHWEST CORNER OF SAID ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID ALLEY, NORTH 0° 14' 23" WEST 20.25 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY PROLONGATION OF SAID CERTAIN ALLEY, SHOWN ON SAID MAP AS HAVING A LENGTH OF 141.72 FEET; THENCE ALONG SAID EASTERLY PROLONGATION, NORTH 80° 49' 38" EAST 108.85 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID EASTERLY LINE, SOUTH 0° 14' 23" WEST 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID NORTHERLY LINE AND EASTERLY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF SAID ALLEY LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH THE EASTERLY LINE OF SAID ALLEY AND WHICH PASSES THROUGH A POINT IN THE SOUTHERLY LINE, DISTANT WESTERLY THEREON 25 FEET FROM THE SOUTHWEST CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED ON JUNE 28, 1936, AS INSTRUMENT NO. 4446, IN BOOK 51597, PAGE 68, OFFICIAL RECORDS.

PROJECT DATA:

- EXISTING GENERAL PLAN: RESIDENTIAL AGRICULTURE LIMITED MULTIPLE RESIDENCE & COMMERCIAL
- PROPOSED GENERAL PLAN: LIMITED MULTI-RESIDENCE
- EXISTING ZONING: R-4, R-3-P, C-3, R-3-DP, 1
- PROPOSED ZONING: 315-318
- NUMBER OF EXISTING LOTS: 6
- NUMBER OF PROPOSED LOTS: 11
- Total Net Area: 11.35 AC, Mayflower Ave. and Live Oak Ave.: 12.20 AC, Site Gross Area: 12.05 AC
- GRADING QUANTITIES: CUT 123,520 CY, FILL 132,780 CY, IMPORT 3,260 CY
- LANDSCAPE COVERAGE AREA: 143,106 S.F. (Inc. all planted areas and walkways and building set back areas).

LEGEND:

315-318	UNIT NUMBER
LOT 11	LOT NUMBER
11	BUILDING NUMBER
[Hatched Box]	COMMON SPACE AREA (TO BE DETERMINED BY ARCHITECT)
—○—	PROP. LOT LINE
—○—	PROP. SEWER LINE
—○—	PROP. SEWER LATERAL
—○—	PROP. WATER LINE
—○—	PROPOSED RECYCLING AREA
—○—	PROPOSED CURB RAMP

EXHIBIT "A" C.U.P. T2007-00073
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 68400
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

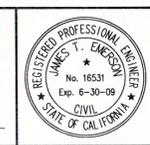
DATE: 11-04-2008 JOB NUMBER: 2006319
SCALE: 1"=30' JUN 2006319 SHT. 1 OF 3 SHTS.

- GENERAL NOTES:**
- SEWER DISPOSAL TO BE BY SANITARY SEWER.
 - WATER PURVEYOR IS GOLDEN STATE WATER COMPANY.
 - REQUEST PERMISSION TO HAVE A GATE AT PROJECT ENTRANCE PER LOS ANGELES COUNTY FIRE DEPARTMENT STANDARDS.
 - A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY AND OPEN SPACE AREAS.
 - ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO PROJECT CONSTRUCTION.
 - DRIVEWAY POST "NO PARKING FIRELANE".
 - BUILDING DOES NOT PROJECT INTO DRIVEWAY.
 - LOCATION OF ADA SUBJECT TO L.A. COUNTY PLAN CHECK REVIEW & APPROVAL.
 - EXIST. SANITARY SEWER WITHIN PROJECT BOUNDARY WILL BE ABANDONED.

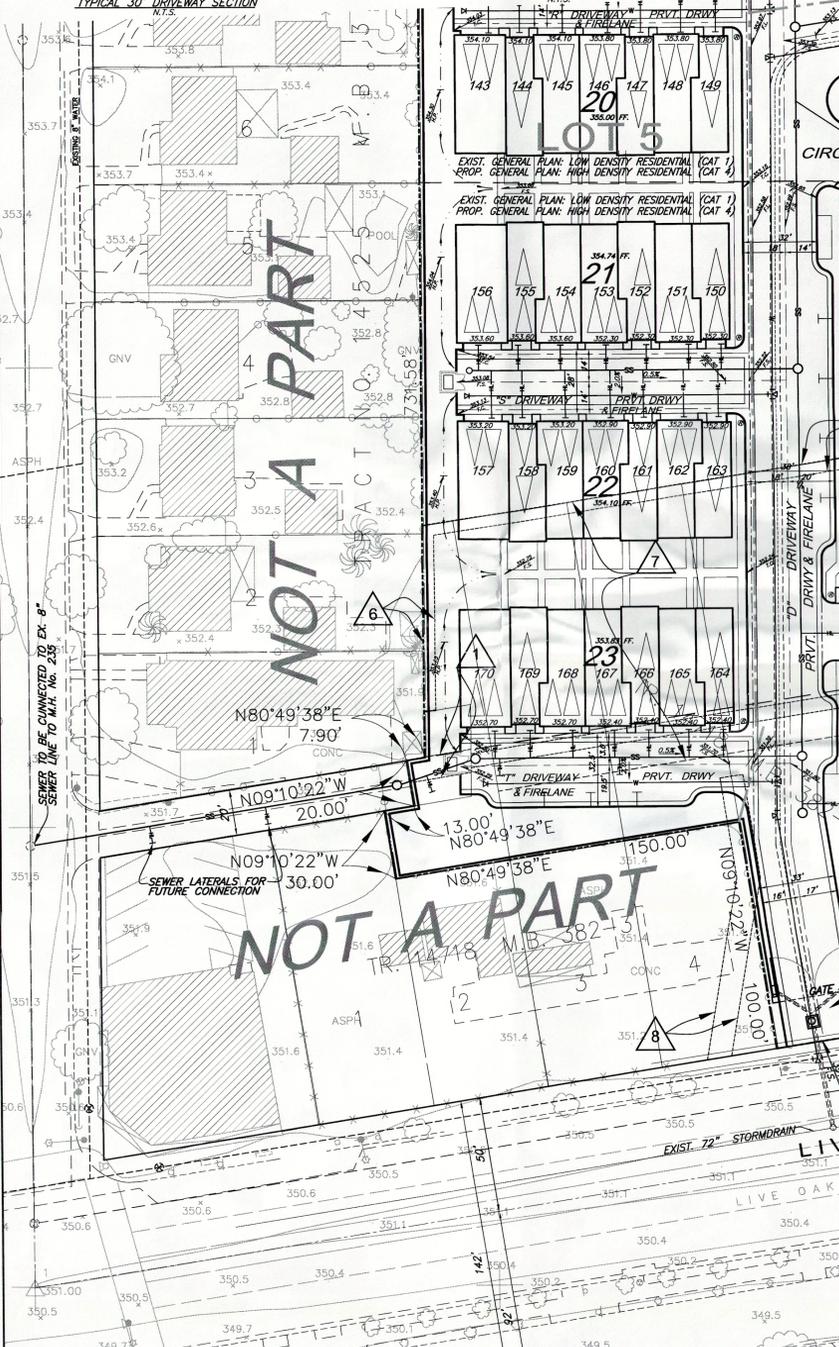
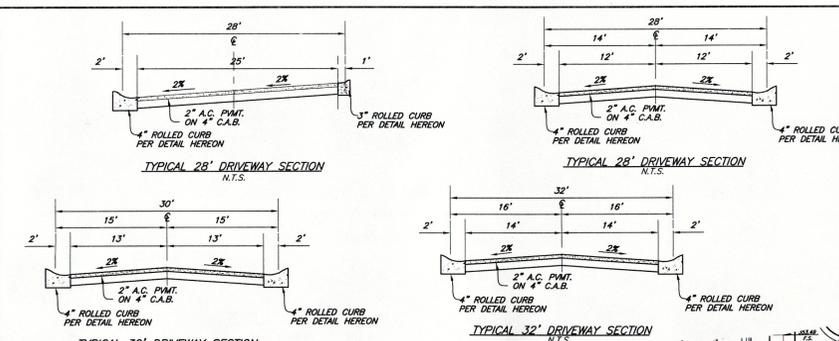
OWNER:
PRIME ENTERPRISES LLC
900 S. SAN GABRIEL BLVD.
SUITE 100
SAN GABRIEL, CA 91776
PHONE: 626-285-5550

PROPERTY ADDRESS:
4241 EAST LIVE OAK AVENUE
ARCADIA, CA 91006

B & E ENGINEERS
CIVIL ENGINEERS SURVEYING LAND PLANNING
24 W. ST. JOSEPH ST. (626) 446-4449
SAN GABRIEL, CA 91707-2854 (626) 446-6566



NO.	DATE	BY	REVISIONS



EASEMENT DATA

- AN EASEMENT FOR SANITARY SEWERS RECORDED IN BOOK 51597 OF OFFICIAL RECORDS, PAGE 68 AFFECTS A PORTION OF SAID LAND AS MORE FULLY DESCRIBED THEREIN. SAID MATTERS AFFECT PARCEL 4. TO BE RELOCATED.
- AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED APRIL 27, 1960 IN BOOK D-827 OF OFFICIAL RECORDS, PAGE 721 AFFECTS A PORTION OF SAID LAND AS MORE FULLY DESCRIBED THEREIN. SAID MATTERS AFFECT PARCEL 1. TO BE RELOCATED.
- AN EASEMENT FOR SANITARY SEWER AS SHOWN ON THE MAP FOR TRACT 14718 AFFECTS SAID LAND SAID MATTERS AFFECT PARCEL 2. TO BE RELOCATED.
- AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 25201 OF OFFICIAL RECORDS, PAGE 81 AFFECTS A 1 FOOT STRIP ALONG A LINE AS MORE FULLY DESCRIBED THEREIN SAID MATTERS AFFECT PARCEL 1, WITHIN MAYFLOWER AVE. R/W, TO REMAIN.
- AN EASEMENT FOR POLE LINES RECORDED OCTOBER 19, 1948 IN BOOK 28542 OF OFFICIAL RECORDS, PAGE 366 AFFECTS THE POLES OF SAID LINE SHALL BE LOCATED WITHIN 1 FOOT OF A LINE 1 FOOT SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINES OF LOTS 1 TO 17, OF TRACT NO. 15100, RECORDED IN BOOK 319, PAGE 14 OF MAPS TO REMAIN.

BENCH MARK
BM NUMBER G 314 ELEV. = 350.202
PK NAIL IN N CB (SERVICE ROAD) LIVE OAK AVENUE 5M N/O C/L ON C/L PROD 10TH AVE
ARCADIA QUAD 2000 ADJ.