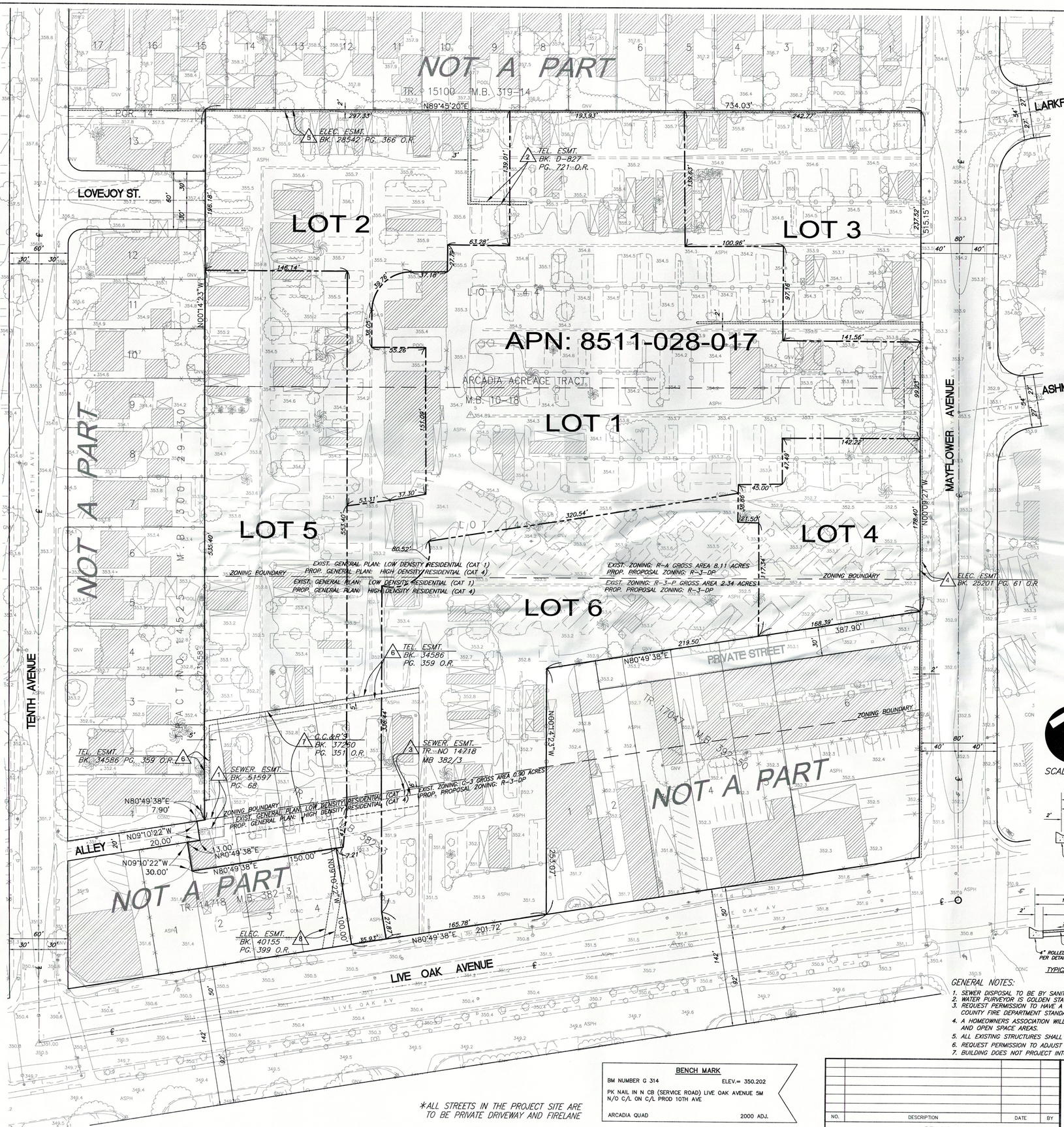
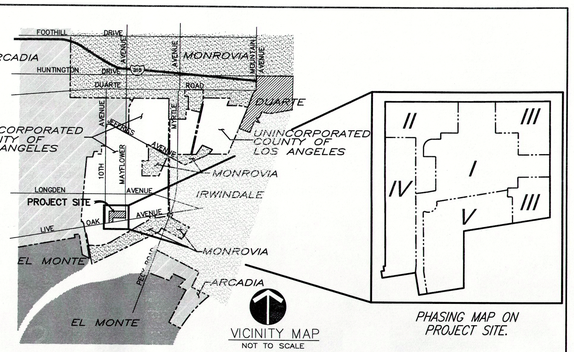




PROJECT DATA:

1. EXISTING GENERAL PLAN: RESIDENTIAL AGRICULTURE LIMITED MULTIPLE RESIDENCE & COMMERCIAL
2. PROPOSED GENERAL PLAN: LIMITED MULTI-RESIDENCE
3. EXISTING ZONING: R-A, R-3-P, C-3
4. PROPOSED ZONING: R-3-DP
5. NUMBER OF EXISTING LOTS: 1
6. NUMBER OF PROPOSED LOTS: 6
7. Site Net Area: 11.35 AC.
   Mayflower Ave. and Live Oak Ave. +0.70 AC.
   Total Site Gross Area 12.05 AC.
8. GRADING QUANTITIES

CUT	123,520	CY.
FILL	132,780	CY.
IMPORT	3,260	CY.

PROJECT SUMMARY:

PROPOSED USE

316 RESIDENTIAL UNITS

PARKING

–RESIDENTIAL 638 SPACES
–GUEST 108 SPACES (.25 PER UNIT)

EASEMENT DATA

1. 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
2. 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
3. AN EASEMENT FOR SANITARY SEWER AS SHOWN ON THE MAP FOR TRACT 14718 AFFECTS SAID LAND SAID MATTERS AFFECT PARCEL 2. TO BE RELOCATED
4. AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 25201 OF OFFICIAL RECORDS, PAGE 61 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.
5. 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.
6. AN EASEMENT FOR POLE AND CONDUITS RECORDED OCTOBER 18, 1950 IN BOOK 34586 OF OFFICIAL RECORDS, PAGE 359 AFFECTS THE NORTHERLY 5 FEET OF LOTS 2 TO 5 INCLUSIVE, ALSO AN EASEMENT 5 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE FULLY DESCRIBED THEREIN TO BE RELOCATED
7. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS AS PROVIDED IN AN INSTRUMENT RECORDED SEPTEMBER 21, 1951 IN BOOK 37260 OF OFFICIAL RECORDS, PAGE 351.
8. AN EASEMENT FOR POLES RECORDED OCTOBER 24, 1952 IN BOOK 40155 OF OFFICIAL RECORDS, PAGE 399 AFFECTS A STRIP OF LAND 10 FEET IN WIDTH, LYING WITHIN LOTS 4 AND 5 AND AFFECTING LOT 5 OF PARCEL 2, THE CENTER LINE OF SAID STRIP A DESCRIBED MORE FULLY THEREIN. SAID MATTERS AFFECT PARCEL 2 A PORTION WITHIN PROJECT TO BE RELOCATED.

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 10, 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 305, 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. 15099, RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 00° 14' 23" WEST ALONG THE EASTERLY LINE OF SAID TRACT NO. 14525, 630.34 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF TRACT NO. 15100, AS THE SAME IS SHOWN ON MAP RECORDED IN BOOK 319, PAGE 14 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 89° 45' 20" EAST, ALONG SAID SOUTHERLY LINE OF SAID TRACT NO. 15100, 734.04 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.15099; THENCE SOUTH 0° 09' 27" 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 89° 40' 38" WEST ALONG SAID PARALLEL LINE 438.62 FEET, MORE OR LESS, TO A POINT DISTANT NORTH 89° 40' 38" EAST 20.25 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, 1949, AS INSTRUMENT NO. 132, IN BOOK 30268, PAGE 39, OFFICIAL 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 89° 49' 38" WEST, ALONG THE NORTHERLY LINE OF SAID LIVE OAK AVENUE, 81 FEET TO THE SOUTHEAST 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 89° 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" EAST 81.48 FEET TO THE WESTERLY TERMINUS OF THE NORTHERLY LINE OF THAT CERTAIN ALLEY, 20 FEET WIDE, 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 NORTHEASTERLY CORNER OF SAID CERTAIN ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID CERTAIN ALLEY, SOUTH 0° 14' 23" EAST 19.25 FEET TO THE EASTERLY PROLONGATION OF THAT CERTAIN NORTHERLY LINE OF 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 SAID EASTERLY LINE OF LOT 4, SOUTH 09° 10' 22" EAST 150 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG SOUTHERLY LINE OF SAID LOT 5, NORTH 80° 49' 38" EAST 70 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE ALONG THE EASTERLY LINE OF SAID LOT 5, NORTH 0° 14' 23" WEST 253.07 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 5, 4, 3 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. 15099, AS PER MAP RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THAT IS SOUTH 80° 49' 38" WEST 397.53 FEET FROM ITS INTERSECTION WITH THE WESTERLY LINE OF MAYFLOWER AVENUE, 80 FEET WIDE AS SHOWN ON MAP OF SAID TRACT NO. 15099; THENCE NORTH 00° 14' 23" WEST 253.07 FEET; THENCE SOUTH 80° 49' 38" WEST 50.63 FEET; THENCE SOUTH 00° 14' 23" EAST 253.07 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID LIVE OAK AVENUE; THENCE NORTH 80° 49' 38" EAST 50.63 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THOSE PORTIONS OF LOTS 2, 3, AND 4 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:

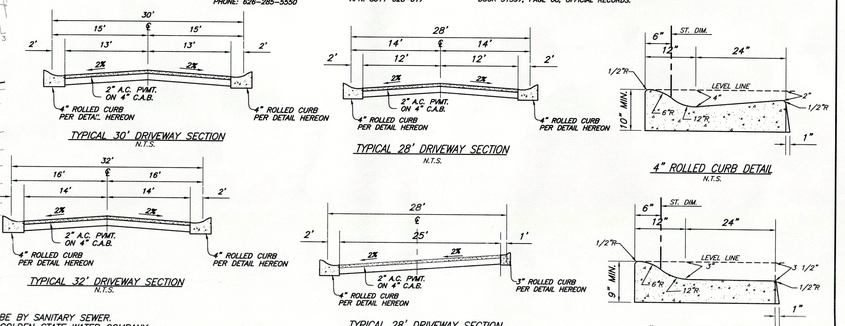
BEGINNING AT THE MOST WESTERLY LINE OF SAID LOT 2, DISTANT THEREON SOUTH 09° 10' 22" EAST 30.00 FEET FROM THE SOUTHERLY LINE OF THE ALLEY SHOWN ON SAID MAP; THENCE ALONG SAID WESTERLY LINE NORTH 09° 10' 22" WEST 30.00 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 80° 49' 38" EAST 38.00 FEET TO THE SOUTHEASTERLY 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 THAT CERTAIN NORTHERLY LINE OF SAID 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 09° 10' 22" EAST 50.00 FEET TO A LINE PARALLEL WITH SAID NORTHERLY LINE AND EASTERLY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE SOUTH 80° 49' 38" WEST 150.00 FEET TO 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 SOUTHEASTERLY CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED ON JUNE 28, 1956, AS INSTRUMENT NO. 4446, IN BOOK 51597, PAGE 68, OFFICIAL RECORDS.

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

APN: 8511-028-017

SCALE 1"=40'



GENERAL NOTES:

1. SEWER DISPOSAL TO BE BY SANITARY SEWER.
2. WATER PURVEYOR IS GOLDEN STATE WATER COMPANY.
3. REQUEST PERMISSION TO HAVE A GATE AT PROJECT ENTRANCE PER LOS ANGELES COUNTY FIRE DEPARTMENT STANDARDS.
4. A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY AND OPEN SPACE AREAS.
5. ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO PROJECT CONSTRUCTION.
6. REQUEST PERMISSION TO ADJUST LOT LINES ON THE FINAL MAP.
7. BUILDING DOES NOT PROJECT INTO DRIVEWAY.

*ALL STREETS IN THE PROJECT SITE ARE TO BE PRIVATE DRIVEWAY AND FIRELANE

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.

NO.	DESCRIPTION	DATE	BY

REVISIONS

B & E ENGINEERS
CIVIL ENGINEERS SURVEYING LAND PLANNING
24 W. ST. JOSEPH ST. (626) 446-4449
ARCADIA, CA 91007-2854 FAX (626) 446-6566
By: JAMES T. EMERSON
REGISTERED PROFESSIONAL ENGINEER JAMES T. EMERSON No. 16531 Exp. 6-30-09 CIVIL STATE OF CALIFORNIA

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

SCALE: 1"=40' | JN 2006319 | SHT. 1 OF 1 SHTS.