LEGAL DESCRIPTION:

PARCEL 1: THOSE PORTIONS OF LOTS 144 AND 145, ARCADIA ACREEAGE 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 E'LY 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 E'LY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF LIVE OAK AVENUE, 100' 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;

1. N.00° 14' 23"W. 630.34'
2. N.89° 45' 20"E. 734.04'
3. S.09° 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE
4. S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS

LEGEND:

PARCELS
STREET / RIGHT OF WAY
LOT LINE
CUT/DEED LINE
EASEMENT LINE
ZONE CHANGE AREA
NAP NOT A PART

COUNTY ZONING MAP
150H281
153H281
153H285
LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:
7 N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT
8 S.80° 49' 38"W. 222.68' TO THE TRUE POINT OF BEGINNING.
AMENDMENT TO COUNTYWIDE GENERAL PLAN
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002
ON: __________

CATEGORY 1 TO CATEGORY 3
(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)

LEGAL DESCRIPTION:
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 N'LY NWLY CORNER OF SAID LOT 2;
① S.00° 14' 23"E. 81.48'
② N.80° 49' 38"E. 20.25'
③ S.0° 14' 23"E. 19.75'
④ N.80° 49' 38"E. 108.85'
⑤ S.09° 10' 22"E. 150'
⑥ N.80° 49' 38"E. 70'
⑦ N.0° 14' 23"W. 253.07'
⑧ S.80° 49' 38"W. 222.68' TO THE POINT OF BEGINNING.

LEGEND:
- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

COUNTY ZONING MAP
150H281
AMENDMENT TO COUNTYWIDE GENERAL PLAN
SOUTH ARCADIA COMMUNITY
PLAN AMENDMENT: 2007-00002
ON:
CATEGORY 1 TO CATEGORY 3
(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)

LEGAL DESCRIPTION:
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 N'LY LINE OF LIVE OAK AVENUE,
100' 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
S.80° 49' 38"W. 387.53' FROM ITS INTERSECTION WITH THE W'LY LINE
OF MAYFLOWER AVENUE, 80' WIDE AS SHOWN ON MAP OF SAID TRACT
NO. 155099;
① N.00° 14' 23"W. 253.07'
② S.80° 49' 38"W. 50.63'
③ S.00° 14' 23"E. 253.07'
④ N.80° 49' 38"E. 50.63' TO THE POINT OF BEGINNING.

LEGEND:
\[\begin{array}{ll}
\text{Parcels} & \text{Parcels} \\
\text{Street / Right of Way} & \text{Street / Right of Way} \\
\text{Lot Line} & \text{Lot Line} \\
\text{Cut/Deed Line} & \text{Cut/Deed Line} \\
\text{Easement Line} & \text{Easement Line} \\
\text{Zone Change Area} & \text{Zone Change Area} \\
\text{Nap} & \text{Not a Part} \\
\end{array}\]

COUNTY ZONING MAP
150H281
LEGAL DESCRIPTION:
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 WLY LINE OF SAID LOT 2, DISTANT THEREON S.09° 10' 22"E. 30.00' FROM THE S'LY LINE OF THE ALLEY SHOWN ON SAID MAP;

1. N.09° 10' 22"W. 30.00'
2. N.80° 49' 38"E. 38.00'
3. N.0° 14' 23"W. 20.25'
4. N.80° 49' 38"E. 108.85'
5. S.09° 10' 22"E. 50.00' TO A LINE PARALLEL WITH SAID N'LY LINE AND E'LY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING
6. S.80° 49' 38"W. 150.00' TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID ALLEY LYING E'LY OF A LINE WHICH IS PARALLEL WITH THE E'LY LINE OF SAID ALLEY AND WHICH Passes through a point in the s'ly line distant wly thereon 25' FROM THE SE'LY CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS FILED WITH THE COUNTY RECORDER OF SAID COUNTY.
CHANGE OF PRECISE PLAN
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: __________________________
ON: __________________________
ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

PARCEL 1
ARCADIA ACREAGE TRACT

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 E'LY 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 E'LY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF LIVE OAK AVENUE, 100' 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;

① N.00' 14' 23"W. 630.34'
② N.89° 45' 20"E. 734.04'
③ S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE

④ S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS

LEGEND:

-PARCELS
- STREET / RIGHT OF WAY
-LOT LINE
-CUT/DEED LINE
-EASEMENT LINE
-ZONE CHANGE AREA
-NAP NOT A PART

COUNTY ZONING MAP
150H281
153H281
153H285
CHANGE OF PRECISE PLAN
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: ____________________________
ON: ____________________________
ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

PARCEL 1

R-3-21U-DP

ARCADIA ACREAGE TRACT

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1
PARCEL 1:
7) N.00° 14' 23" W. 253.07' TO THE NE CORNER OF SAID LOT
8) S.80° 49' 38" W. 222.68' TO THE TRUE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP

NOT A PART

0 100 200
FEET

COUNTY ZONING MAP
150H281
153H281
153H285
LEGAL DESCRIPTION:
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 N'LY NWLY CORNER OF SAID LOT 2;

1. S.00' 14' 23"E. 81.48'
2. N.80' 49' 38"E. 20.25'
3. S.0' 14' 23"E. 19.75'
4. N.80' 49' 38"E. 108.85'
5. S.09' 10' 22"E. 150'
6. N.80' 49' 38"E. 70'
7. N.0' 14' 23"W. 253.07'
8. S.80" 49' 38"W. 222.68' TO THE POINT OF BEGINNING.

LEGEND:
- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

COUNTY ZONING MAP
150H281
CHANGE OF PRECISE PLAN
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: ____________________________
ON: ____________________________
ZONING CASE: ZC 200700004
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

LEGAL DESCRIPTION:
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 N'LY LINE OF LIVE OAK AVENUE, 100' 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 S.80° 49' 38'' W. 387.53' FROM ITS INTERSECTION WITH THE WLY LINE OF MAYFLOWER AVENUE, 80' WIDE AS SHOWN ON MAP OF SAID TRACT NO. 155099;

1. N.00° 14' 23'' W. 253.07'
2. S.80° 49' 38'' W. 50.63'
3. S.00° 14' 23'' E. 253.07'
4. N.80° 49' 38'' E. 50.63' TO THE POINT OF BEGINNING.
CHANGE OF PRECISE PLAN
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: ________________
ON: __________________
ZONING CASE: ZC 200700004
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

LEGAL DESCRIPTION:
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 WLY LINE OF SAID
LOT 2, DISTANT THEREON S.09° 10' 22"E. 30.00' FROM THE S'LY
LINE OF THE ALLEY SHOWN ON SAID MAP;

1. N.09° 10' 22"W. 30.00'
2. N.80° 49' 38"E. 38.00'
3. N.0° 14' 23"W. 20.25'
4. N.80° 49' 38"E. 108.85'
5. S.09° 10' 22"E. 50.00' TO A LINE PARALLEL WITH SAID N'LY LINE
AND E'LY PROLONGATION THEREOF THAT PASSES THROUGH THE
POINT OF BEGINNING
6. S.80° 49' 38"W. 150.00' TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID ALLEY LYING E'LY OF A LINE
WHICH IS PARALLEL WITH THE E'LY LINE OF SAID ALLEY AND WHICH
PASSES THROUGH A POINT IN THE S'LY LINE DISTANT WLY THEREON
25' FROM THE SE'LY CORNER OF SAID PORTION WAS VACATED BY
THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS

MAP 4 OF 4

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

COUNTY ZONING MAP
150H281