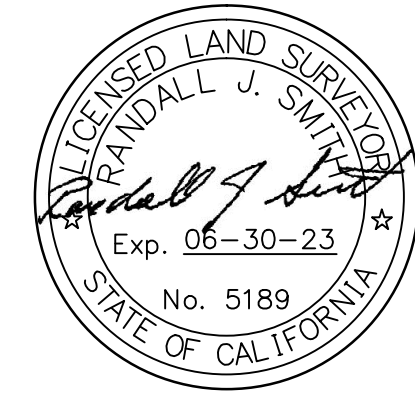


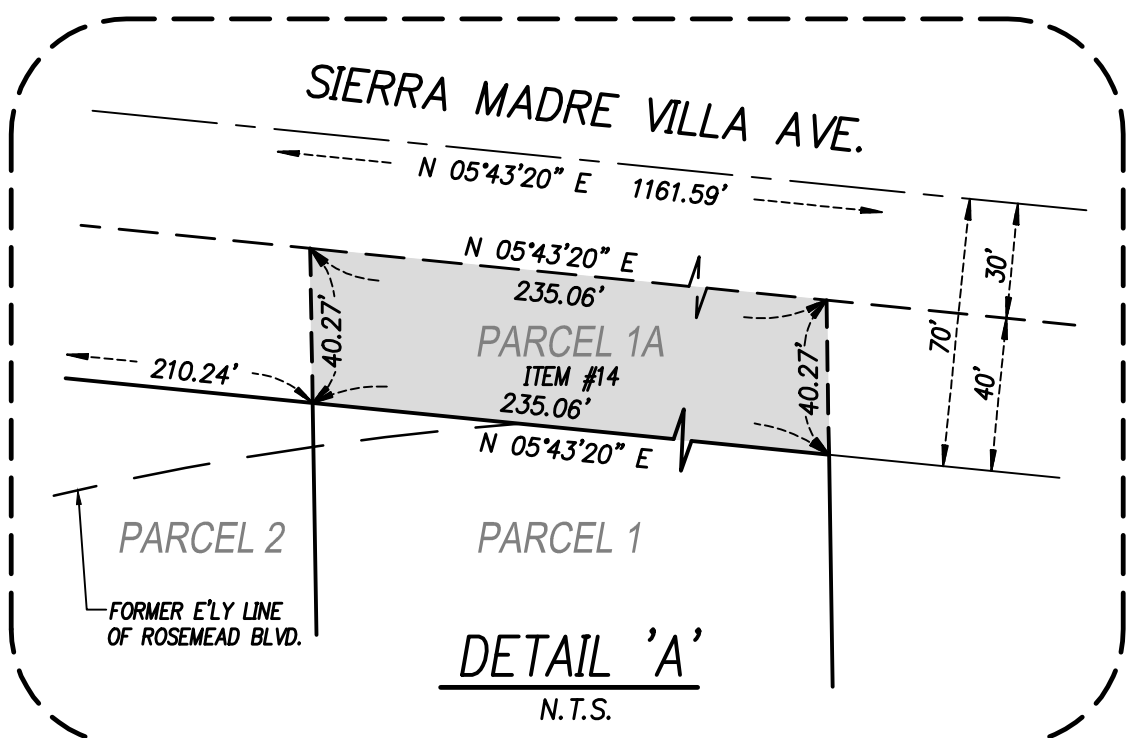
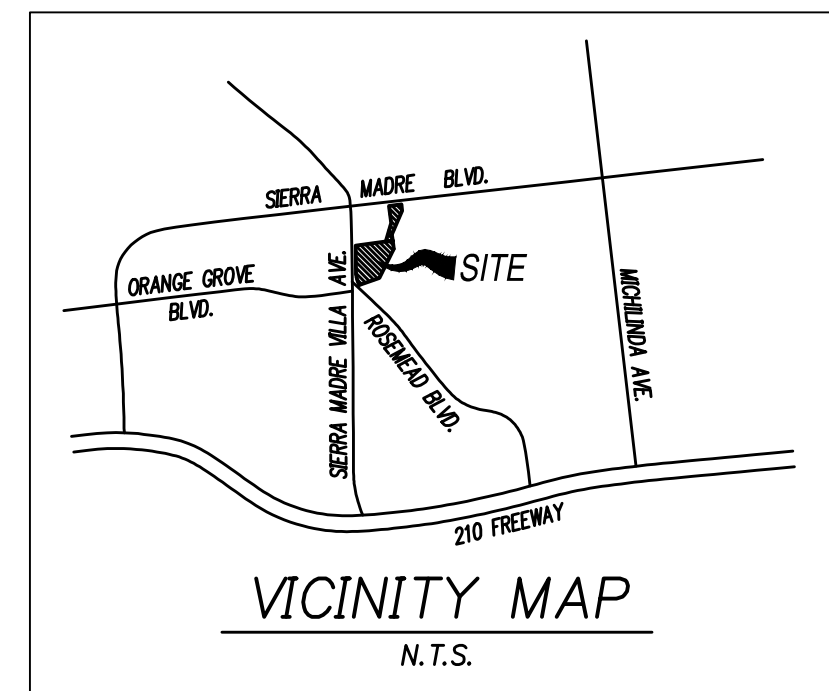
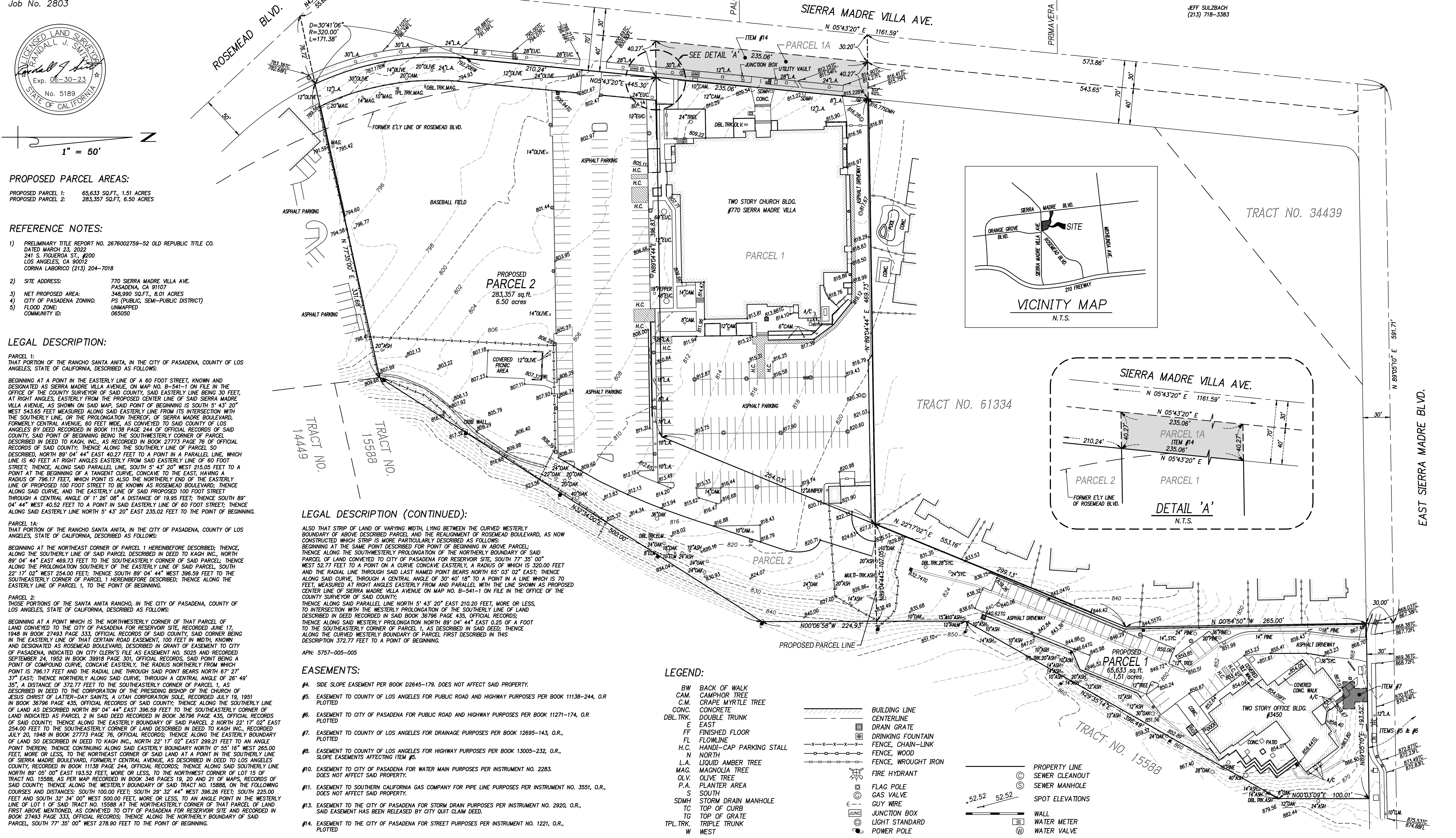
CALIFORNIA SURVEYING SERVICE

R.J. Smith - L.S. 5189  
 Phone: (818) 957-3345  
 Email: randall2741@att.net  
 Date: June 9, 2022  
 Job No. 2803



TENTATIVE PARCEL MAP NO. 083861

APPLICANT:  
 GREATER LOS ANGELES AREA COUNCIL, B.S.A.  
 CUSHMAN WATT SCOUT CENTER  
 2333 SCOUT WAY  
 LOS ANGELES, CA 90026  
 JEFF SULZBACH  
 (213) 718-3383



PROPOSED PARCEL AREAS:

PROPOSED PARCEL 1: 65,633 SQ.FT., 1.51 ACRES  
 PROPOSED PARCEL 2: 283,357 SQ.FT., 6.50 ACRES

REFERENCE NOTES:

- PRELIMINARY TITLE REPORT NO. 2676002759-52 OLD REPUBLIC TITLE CO. DATED MARCH 23, 2022. 241 S. FIGUEROA ST., #200 LOS ANGELES, CA 90012. CORINA LABORICO (213) 204-7018
- SITE ADDRESS: 770 SIERRA MADRE VILLA AVE. PASADENA, CA 91107
- NET PROPOSED AREA: 348,990 SQ.FT., 8.01 ACRES
- CITY OF PASADENA ZONING: PS (PUBLIC, SEMI-PUBLIC DISTRICT)
- FLOOD ZONE: UNMAPPED
- COMMUNITY ID: 065050

LEGAL DESCRIPTION:

PARCEL 1:  
 THAT PORTION OF THE RANCHO SANTA ANITA, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE EASTERLY LINE OF A 60 FOOT STREET, KNOWN AND DESIGNATED AS SIERRA MADRE VILLA AVENUE, ON MAP NO. B-541-1 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, SAID EASTERLY LINE BEING 30 FEET, AT RIGHT ANGLES, EASTERLY FROM THE PROPOSED CENTER LINE OF SAID SIERRA MADRE VILLA AVENUE, AS SHOWN ON SAID MAP, SAID POINT OF BEGINNING IS SOUTH 5° 43' 20" WEST 543.65 FEET MEASURED ALONG SAID EASTERLY LINE FROM ITS INTERSECTION WITH THE SOUTHERLY LINE, OR THE PROLONGATION THEREOF, OF SIERRA MADRE BOULEVARD, FORMERLY CENTRAL AVENUE, 60 FEET WIDE, AS CONVEYED TO SAID COUNTY OF LOS ANGELES BY DEED RECORDED IN BOOK 11138 PAGE 244 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF PARCEL DESCRIBED IN DEED TO KAGH, INC., AS RECORDED IN BOOK 27773 PAGE 76 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE ALONG THE SOUTHERLY LINE OF PARCEL SO DESCRIBED, NORTH 89° 04' 44" EAST 40.27 FEET TO A POINT IN A PARALLEL LINE, WHICH LINE IS 40 FEET AT RIGHT ANGLES EASTERLY FROM SAID EASTERLY LINE OF 60 FOOT STREET; THENCE, ALONG SAID PARALLEL LINE, SOUTH 5° 43' 20" WEST 215.05 FEET TO A POINT AT THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 796.17 FEET, WHICH POINT IS ALSO THE NORTHERLY END OF THE EASTERLY LINE OF PROPOSED 100 FOOT STREET TO BE KNOWN AS ROSEMEAD BOULEVARD; THENCE ALONG SAID CURVE, AND THE EASTERLY LINE OF SAID PROPOSED 100 FOOT STREET THROUGH A CENTRAL ANGLE OF 1° 26' 08" A DISTANCE OF 19.95 FEET; THENCE SOUTH 89° 04' 44" WEST 40.52 FEET TO A POINT IN SAID EASTERLY LINE OF 60 FOOT STREET; THENCE ALONG SAID EASTERLY LINE NORTH 5° 43' 20" EAST 235.02 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:  
 THAT PORTION OF THE RANCHO SANTA ANITA, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1, HEREINBEFORE DESCRIBED; THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DEED TO KAGH INC., NORTH 89° 04' 44" EAST 469.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE ALONG THE PROLONGATION SOUTHERLY OF THE EASTERLY LINE OF SAID PARCEL, SOUTH 22° 17' 02" WEST 254.00 FEET; THENCE SOUTH 89° 04' 44" WEST 396.59 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1, HEREINBEFORE DESCRIBED; THENCE ALONG THE EASTERLY LINE OF PARCEL 1, TO THE POINT OF BEGINNING.

PARCEL 2:  
 THOSE PORTIONS OF THE SANTA ANITA RANCHO, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHICH IS THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF PASADENA FOR RESERVOR SITE, RECORDED JUNE 17, 1948 IN BOOK 27493 PAGE 333, OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER BEING IN THE EASTERLY LINE OF THAT CERTAIN ROAD EASEMENT, 100 FEET IN WIDTH, KNOWN AND DESIGNATED AS ROSEMEAD BOULEVARD, DESCRIBED IN GRANT OF EASEMENT TO CITY OF PASADENA, INDICATED ON CITY CLERK'S FILE AS EASEMENT NO. 5025 AND RECORDED SEPTEMBER 24, 1952 IN BOOK 39918 PAGE 301, OFFICIAL RECORDS, SAID POINT BEING A POINT OF COMPOUND CURVE, CONCAVE EASTERLY, THE RADIUS NORTHERLY FROM WHICH POINT IS 796.17 FEET AND THE RADIAL LINE THROUGH SAID POINT BEARS NORTH 67° 27' 37" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 49' 35", A DISTANCE OF 372.77 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1, AS DESCRIBED IN DEED TO THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, RECORDED JULY 19, 1951 IN BOOK 36706 PAGE 435, OFFICIAL RECORDS OF SAID COUNTY, THENCE ALONG THE SOUTHERLY LINE OF LAND AS DESCRIBED NORTH 89° 04' 44" EAST 396.59 FEET TO THE SOUTHEASTERLY CORNER OF LAND INDICATED AS PARCEL 2 IN SAID DEED RECORDED IN BOOK 36796 PAGE 435, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 2 NORTH 22° 17' 02" EAST 254.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2, RECORDED IN DEED TO KAGH INC., RECORDED JULY 20, 1948 IN BOOK 27773 PAGE 76, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF LAND SO DESCRIBED IN DEED TO KAGH INC., NORTH 22° 17' 02" EAST 299.21 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 0° 55' 16" WEST 285.00 FEET AND SOUTH 32° 34' 20" WEST 500.00 FEET, MORE OR LESS, TO AN ANGLE POINT IN THE WESTERLY LINE OF LOT 1 OF SAID TRACT NO. 15588 AT THE NORTHEASTLY CORNER OF THAT PARCEL OF LAND FIRST ABOVE MENTIONED, AS CONVEYED TO CITY OF PASADENA FOR RESERVOR SITE AND RECORDED IN BOOK 27493 PAGE 333, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, SOUTH 77° 35' 00" WEST 278.90 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED):

ALSO THAT STRIP OF LAND OF VARYING WIDTH, LYING BETWEEN THE CURVED WESTERLY BOUNDARY OF ABOVE DESCRIBED PARCEL, AND THE REALIGNMENT OF ROSEMEAD BOULEVARD, AS NOW CONSTRUCTED WHICH STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SAME POINT DESCRIBED FOR POINT OF BEGINNING IN ABOVE PARCEL; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND CONVEYED TO CITY OF PASADENA FOR RESERVOR SITE, SOUTH 77° 35' 00" WEST 52.77 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, A RADIUS OF WHICH IS 320.00 FEET AND THE RADIAL LINE THROUGH SAID LAST NAMED POINT BEARS NORTH 65° 03' 02" EAST; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 40' 18" TO A POINT IN A LINE WHICH IS 70 FEET, MEASURED AT RIGHT ANGLES EASTERLY FROM AND PARALLEL, WITH THE LINE SHOWN AS PROPOSED CENTER LINE OF SIERRA MADRE VILLA AVENUE ON MAP NO. B-541-1 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY;  
 THENCE ALONG SAID PARALLEL LINE NORTH 89° 04' 44" EAST 0.25 OF A FOOT TO INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LAND DESCRIBED IN DEED RECORDED IN SAID BOOK 36796 PAGE 435, OFFICIAL RECORDS;  
 THENCE ALONG SAID WESTERLY PROLONGATION NORTH 89° 04' 44" EAST 0.25 OF A FOOT TO THE SOUTHEASTERLY CORNER OF PARCEL 1, AS DESCRIBED IN SAID DEED; THENCE ALONG THE CURVED WESTERLY BOUNDARY OF PARCEL 1 FIRST DESCRIBED IN THIS DESCRIPTION 372.77 FEET TO A POINT OF BEGINNING.

EASEMENTS:

- SIDE SLOPE EASEMENT PER BOOK D2645-179. DOES NOT AFFECT SAID PROPERTY.
- EASEMENT TO COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER BOOK 11138-244, O.R. PLOTTED.
- EASEMENT TO CITY OF PASADENA FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER BOOK 11271-174, O.R. PLOTTED.
- EASEMENT TO COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES PER BOOK 12695-143, O.R., PLOTTED.
- EASEMENT TO COUNTY OF LOS ANGELES FOR HIGHWAY PURPOSES PER BOOK 13005-232, O.R., SLOPE EASEMENTS AFFECTING ITEM #5.
- EASEMENT TO CITY OF PASADENA FOR WATER MAIN PURPOSES PER INSTRUMENT NO. 2283. DOES NOT AFFECT SAID PROPERTY.
- EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE PURPOSES PER INSTRUMENT NO. 3551, O.R., DOES NOT AFFECT SAID PROPERTY.
- EASEMENT TO THE CITY OF PASADENA FOR STORM DRAIN PURPOSES PER INSTRUMENT NO. 2920, O.R., SAID EASEMENT HAS BEEN RELEASED BY CITY OUI CLAIM DEED.
- EASEMENT TO THE CITY OF PASADENA FOR STREET PURPOSES PER INSTRUMENT NO. 1221, O.R., PLOTTED.

LEGEND:

- |           |                        |   |                     |
|-----------|------------------------|---|---------------------|
| BW        | BACK OF WALK           | — | BUILDING LINE       |
| CAM.      | CAMPOR TREE            | — | CENTERLINE          |
| C.M.      | CRAPE MYRTLE TREE      | — | DRAIN GRATE         |
| CONC.     | CONCRETE               | — | DRINKING FOUNTAIN   |
| DBL. TRK. | DOUBLE TRUNK           | — | FENCE, CHAIN-LINK   |
| E         | EAST                   | — | FENCE, WOOD         |
| FF        | FINISHED FLOOR         | — | FENCE, WROUGHT IRON |
| FL        | FLOWLINE               | — | FIRE HYDRANT        |
| H.C.      | HAND-CAP PARKING STALL | — | FLAG POLE           |
| N         | NORTH                  | — | GAS VALVE           |
| L.A.      | LIQUID AMBER TREE      | — | GUY WIRE            |
| MAG.      | MAGNOLIA TREE          | — | JUNCTION BOX        |
| OLV.      | OLIVE TREE             | — | LIGHT STANDARD      |
| P.A.      | PLANTER AREA           | — | POWER POLE          |
| S         | SOUTH                  | — | PROPERTY LINE       |
| SOMH      | STORM DRAIN MANHOLE    | — | SEWER CLEANOUT      |
| TC        | TOP OF CURB            | — | SEWER MANHOLE       |
| TG        | TOP OF GRATE           | — | SPOT ELEVATIONS     |
| TPL. TRK. | TRIPLE TRUNK           | — | WALL                |
| W         | WEST                   | — | WATER METER         |
|           |                        | — | WATER VALVE         |