

# ROSENHEIM & ASSOCIATES, INC.

21550 OXNARD STREET • SUITE 780 • WOODLAND HILLS, CA 91367 • TEL 818-716-2689 • FAX 818-593-6184

May 4, 2012

Mr. Ed P. Reyes, Chair  
Los Angeles City Council  
Planning and Land Use Management Committee  
City of Los Angeles  
200 N. Spring Street, Room 410  
Los Angeles, CA 90012

**RE: Chatsworth Hills Academy – Council File 12-0424  
Appeal of Case Nos. CPC-2011-1880-CU and ENV-2011-1879-MND**

Dear Councilmember Reyes:

On behalf of our client, Chatsworth Hills Academy (“CHA”), thank you for considering this letter in response to the appeal of CHA’s request for a Conditional Use Permit (“CUP”) to allow their continued use and operation of a Private School (Preschool, Pre-K and Grades K through 8), accessory uses and Summer Youth Camp on an approximately four acre site located at 21521 W. Rinaldi Street in the Chatsworth community of Los Angeles (City Planning Case Nos. CPC-2011-1880-CU and ENV-2011-1879-MND). Specifically, we have provided a brief background on CHA and responses to the concerns raised in the appeal related to the adequacy of the Mitigated Negative Declaration (“MND”) and the CHA’s ownership of the four-acre property.

## **CHA Background**

CHA, originally established in 1977 as a co-op by local parents, is an independent, community-based, not-for-profit college preparatory school that serves children in preschool, Pre-K and Grades K through 8. Since 1978, they have been operating their Private School on a unique 12-acre property in the Chatsworth foothills, which they leased from the Fenwick family. In 2004, CHA purchased the subject four-acre portion of the 12-acre campus from the Fenwick family with the expressed understanding that CHA might one day build-out its campus on the newly acquired land.

In 2010, the CHA Board of Trustees developed and implemented a 30-year strategic plan, known as “Charting the Future”, in order to secure the future of CHA within the Chatsworth community. This effort led to the absolute conclusion that in order to protect CHA’s future, it needed long-term certainty as to its physical campus. After many months of analysis, the CHA Board of Trustees concluded that the most effective means to achieve the needed security was to focus on the four-acres that it owned and controlled and to create a school campus to meet the needs of the 21<sup>st</sup> Century. The CUP request is the start of the process to secure the future of CHA for the next 30 plus years.

Under the CUP application, CHA is seeking to unify its campus on that portion of the property that it owns and fully controls. As an academic institution that is deeply rooted in the Chatsworth community, this next step in CHA’s evolution is critical to assuring the future of this exceptional neighborhood asset.

### **MND - Cumulative Analysis**

The appeal alleges that the MND associated with the CUP application “is inadequate” and “insufficiently addresses the cumulative impact of having potentially two schools operating adjacent to each other”<sup>1</sup>. As described in greater detail below and based on the California Environmental Quality Act (“CEQA”) analysis contained within the applicable City Case Files, including Council File 12-0424, the City Planning Commission determined that “with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment.”

As part of CHA’s CUP application, an Initial Study (“IS”) was prepared, in accordance with CEQA, to determine if the proposed project would have a significant effect on the environment. The IS thoroughly analyzed the effects that the proposed project would have on aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services (i.e., police, fire, schools, parks, recreation), traffic/transportation, and utilities (i.e., water, wastewater, solid waste). The IS included an analysis of potential effects on applicable designated Scenic Corridor, Wildlife Corridor, and Equestrian and Hiking Trails. Based on the results of the IS, the Department of City Planning prepared a MND, which was circulated for public review and comment on November 17, 2011.

In response to public comments regarding the Draft MND/IS for the proposed project, a detailed cumulative analysis supplementing the information contained in the Draft IS/MND was performed to determine if the potential operation of two private schools on a 12-acre site would have a significant effect on the environment. Based on the results of the additional cumulative analysis, it was determined that there would be no significant cumulative impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, traffic/transportation and utilities due to potential operation of two private schools on a 12-acre site.

This additional cumulative analysis is part of the Department of City Planning case files associated with CHA’s CUP application (i.e., CPC-2011-1880-CU and ENV-2011-1879-MND) and was considered by the City Planning Commission on January 26, 2012 in their approval of the CUP application.

### **Property Ownership**

The appeal alleges, “CHA is not the record title owner either now or at the time of the [CUP] application of the subject four acre property”, and claims the “[CUP] application is void.” As clearly shown in the attached Grant Deed and Preliminary Title Report for the four-acre property,

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<sup>1</sup> The appeal states that a Plan Approval application was submitted with the Department of City Planning to “allow continuation of a private school use and child care facility at the existing 21521 W. Rinaldi Street location” (i.e., the eight-acre portion of the original 12-acre CHA campus). It is important to consider, however, that this Plan Approval application (City Planning Case No. CPC-2010-817-CU-PA1), filed on November 15, 2011, was placed on hold by the Department of City Planning on December 2, 2011 due to “deficiencies in the filing” of the application. This Plan Approval application is currently still on hold.

Council Member Ed P. Reyes, PLUM Committee Chair  
May 4, 2012  
Page 3

CHA is and has been the property owner of record since June 3, 2004. As such, their CUP application is valid.

Thank you for the opportunity to provide you with a brief background on CHA and our responses to the appeal of CHA's CUP application. Please feel free to contact me directly at (818) 716-2782 with any additional questions or for further information.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'C. Murray', with a long horizontal flourish extending to the right.

Christopher Murray  
**ROSENHEIM & ASSOCIATES, INC.**

CM/bmh

Enclosures

Cc: Councilmember Huizar, Vice Chair  
Councilmember Englander, Member  
Sharon Gin, City Clerk Legislative Assistant  
Nicholas Hendricks, Department of City Planning  
Scott Rabin, Chatsworth Hills Academy  
Erich Miller, Chatsworth Hills Academy  
Ann Gillinger, Chatsworth Hills Academy

RECORDED BY:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
National Commercial Services  
WHEN RECORDED MAIL TO:

JUN 03 2004

Doc #4

Chatsworth Hills Academy  
21523 Rinaldi St.  
P.O. Box 5077  
Chatsworth, CA 91311

**COPY** of Document Recorded **04** 424312

Has not been compared with original.  
Original will be returned when  
processing has been completed.  
LOS ANGELES COUNTY REGISTRAR - RECORDER

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## Grant Deed

APN 2722-001-007 and 2723-004-005

This is a court-ordered conveyance or decree that is not pursuant to sale, R & 11911.

41

31363-23

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name CHATSWORTH HILLS ACADEMY INC.  
Street 21523 RINALDI STREET  
Address P.O. BOX 5077  
City & State CHATSWORTH, CALIF. 91311  
Zip  
Title Order No. FATCOLA #1199 Escrow No. 36493-jr

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T 355 Legal (2-94)

# Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ \_\_\_\_\_  
 \_\_\_\_\_ unincorporated area  City of LOS ANGELES

Parcel No. 2722-001-007

computed on full value of interest or property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. LEON FENWICK, Trustee, or Successor Trustee under the Leon Fenwick Family Trust dated July 17, 2003.

hereby GRANT(S) to CHATSWORTH HILLS ACADEMY INC., a California Mutual Benefit Corporation,

the following described real property in the CITY OF LOS ANGELES  
county of LOS ANGELES, state of California: LEGAL DESCRIPTION OF PARCEL AS DESCRIBED IN EXHIBIT A, RESERVING FROM SAID PARCEL THE RIGHT TO A NON-EXCLUSIVE ROAD EASEMENT ON THE PARCEL DESCRIBED IN EXHIBIT B

Dated 04-08-04

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } s.s.  
On 04-08-04 before me,

HELEN LALIBERTE  
a Notary Public in and for said County and State, personally appeared  
LEON FENWICK, Trustee, Leon Fenwick Family Trust dated July 17, 2003

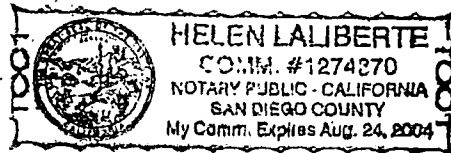
personally known to me ~~or~~ proved to me on the basis of satisfactory evidence ~~to~~ be the person(s) whose name ~~is~~ subscribed to the within instrument and acknowledged to me that he ~~she~~ executed the same in his ~~her~~ authorized capacity ~~(ies)~~, and that by his ~~her~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Helen Laliberte

LEON FENWICK, Trustee  
Leon Fenwick Family Trust dated July 17, 2003

*Leon Fenwick, Trustee*



(This area for notarial seal) 4.2

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE  
CHATSWORTH HILLS ACADEMY, INC PO BOX 5077

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 5 AND 6 IN FRACTIONAL SECTION 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE COUNTY OF LOS ANGELES, ALL IN THE STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 9, 1896, TOGETHER WITH THAT PORTION OF THE RANCHO EX-MISSION OF SAN FERNANDO, IN SAID CITY, COUNTY AND STATE, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF LOTS 87 AND 88 OF CHATSWORTH PARK, AS PER MAP RECORDED IN BOOK 30, PAGE 91, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS DISTANT THEREON NORTH 89°53'55" WEST 603.38 FEET, MEASURED ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION, FROM THE CENTER LINE OF CANOGA AVENUE, 60 FEET WIDE; SAID POINT BEING THE SOUTHWEST CORNER OF TRACT NO. 45099, M.B. 1095-81/83, RECORDS OF LOS ANGELES COUNTY.

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID TRACT NO. 45099, NORTH 00°34'00" WEST, 461.44 FEET, MORE OR LESS TO THE NORTHWESTERLY BOUNDARY OF SAID RANCHO;

THENCE, ALONG SAID NORTHWESTERLY BOUNDARY SOUTH 38°07'07" WEST, 5.93 FEET TO A POINT THAT IS DISTANT NORTHEASTERLY THEREON, 579.40 FEET FROM THE NORTHWESTERLY CLOSING CORNER OF LOTS 85 AND 86 OF SAID CHATSWORTH PARK;

THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID TRACT NO. 45099, NORTH 00°20'14" EAST, 232.13 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;

THENCE, ALONG THE NORTHWEST LINE OF SAID TRACT NO. 45099, NORTH 46°33'32" EAST, 24.12 FEET;

THENCE, NORTHERLY AND WESTERLY ALONG THE LINES OF THE LAND CONVEYED TO LEON FENWICK AS PARCEL 1 BY DEED DATED AUGUST 23, 1988 AND RECORDED AS DOC. NO. 88-1340609, DESCRIBED AS FOLLOWS;

NORTH 6°19'10" EAST, 234.76 FEET;

THENCE, NORTH 89°56'36" WEST, 159.00 FEET;

THENCE, NORTH 46°09'17" WEST, 32.56 FEET;

THENCE, SOUTH 85°43'59" WEST, 70.50 FEET;

THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 45°00'00" WEST, 76.83 FEET;

43

NEW CHATSWORTH HILL ACADEMY AFTER LOT LINE ADJUSTMENT

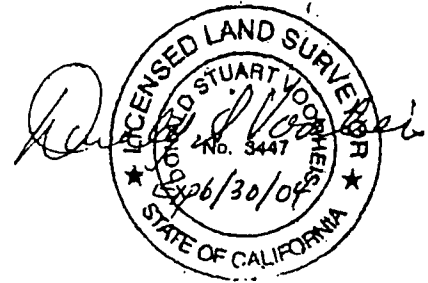
THENCE, SOUTH 144.00 FEET;

THENCE, SOUTH 53°35'32" WEST, 151.99 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1029.04 FEET, THAT IS CONCENTRIC WITH AND 24.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY, 100 FEET WIDE AND HAVING A RADIUS OF 1005.04 FEET, AS CONVEYED BY DEED DATED NOVEMBER 9, 1900 AND RECORDED IN BOOK 1387 PAGE 300 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 37°25'00" WEST,

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°25'30", AN ARC DISTANCE OF 690.12 FEET TO A POINT WHICH IS 20 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID TRACT NO. 45099;

THENCE, PARALLEL WITH SAID WESTERLY LINE SOUTH 0°34'00" WEST, 101.70 FEET TO THE NORTHERLY LINE OF LOTS 86 AND 87 OF SAID CHATSWORTH PARK;

THENCE, SOUTH 89°53'55" EAST ALONG SAID NORTHERLY LINE OF LOTS 86 AND 87, 20.00 FEET TO THE POINT OF BEGINNING.

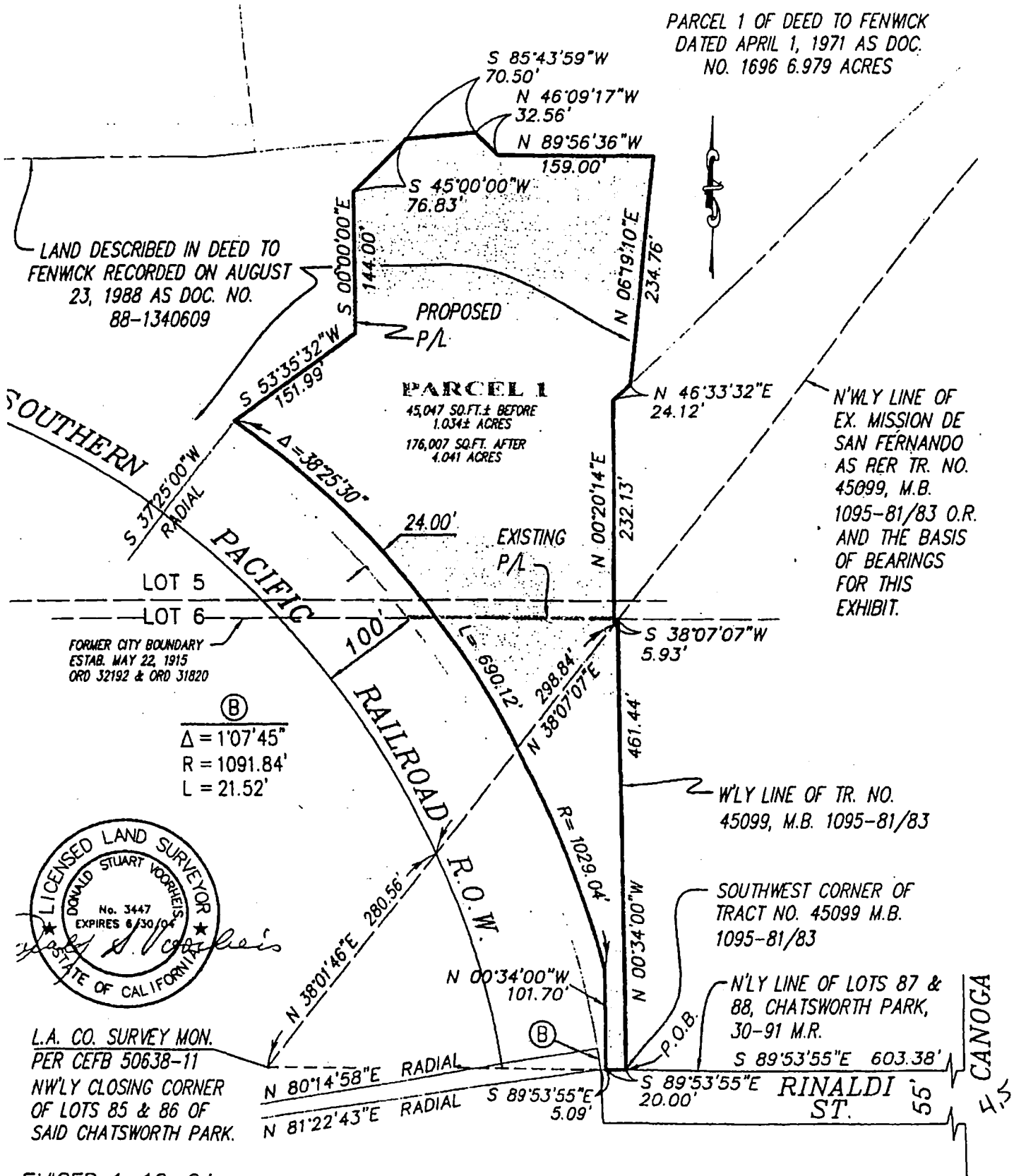


44

SCALE: 1" = 130'  
 65' 130'

# SKETCH OF C.H.A. AFTER ADJUSTMENT

PARCEL 1 OF DEED TO FENWICK  
 DATED APRIL 1, 1971 AS DOC.  
 NO. 1696 6.979 ACRES



L.A. CO. SURVEY MON.  
 PER CEFB 50638-11  
 NW'LY CLOSING CORNER  
 OF LOTS 85 & 86 OF  
 SAID CHATSWORTH PARK.

LEGAL DESCRIPTION

THAT PORTION OF LOT 6 IN FRACTIONAL SECTION 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE COUNTY OF LOS ANGELES, ALL IN THE STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 9, 1896, TOGETHER WITH THAT PORTION OF THE RANCHO EX-MISSION OF SAN FERNANDO, IN SAID CITY, COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT NO. 45099 AS RECORDED IN BOOK 1095, PAGES 81 THROUGH 83 OF MAPS, RECORDS OF SAID COUNTY;

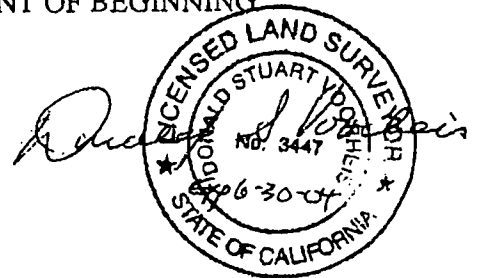
THENCE, ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT NO. 45099, NORTH 89°53'55" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING

THENCE, NORTH 0°34'00" WEST, 101.70 FEET TO A POINT ON A CURVE, CONCENTRIC WITH AND 24 FEET NORTHEASTERLY FROM THE CURVED NORTHEASTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY, 100 FEET WIDE AND HAVING A RADIUS OF 1005.04 FEET AS CONVEYED BY DEED DATED, NOVEMBER 9, 1900 AND RECORDED IN BOOK 1387 PAGE 300 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 75°54'06" WEST;

THENCE, SOUTHERLY ALONG SAID CONCENTRIC CURVE, HAVING A RADIUS OF 1029.04 FEET, THROUGH A CENTRAL ANGLE OF 4°20'51", AN ARC DISTANCE OF 78.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS 1115.84 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°19'06", AN ARC DISTANCE OF 25.67 FEET TO THE PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT NO. 45099;

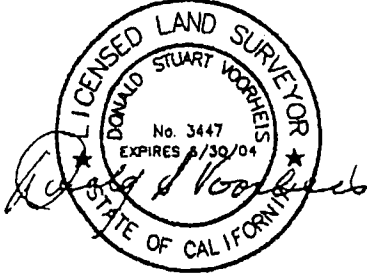
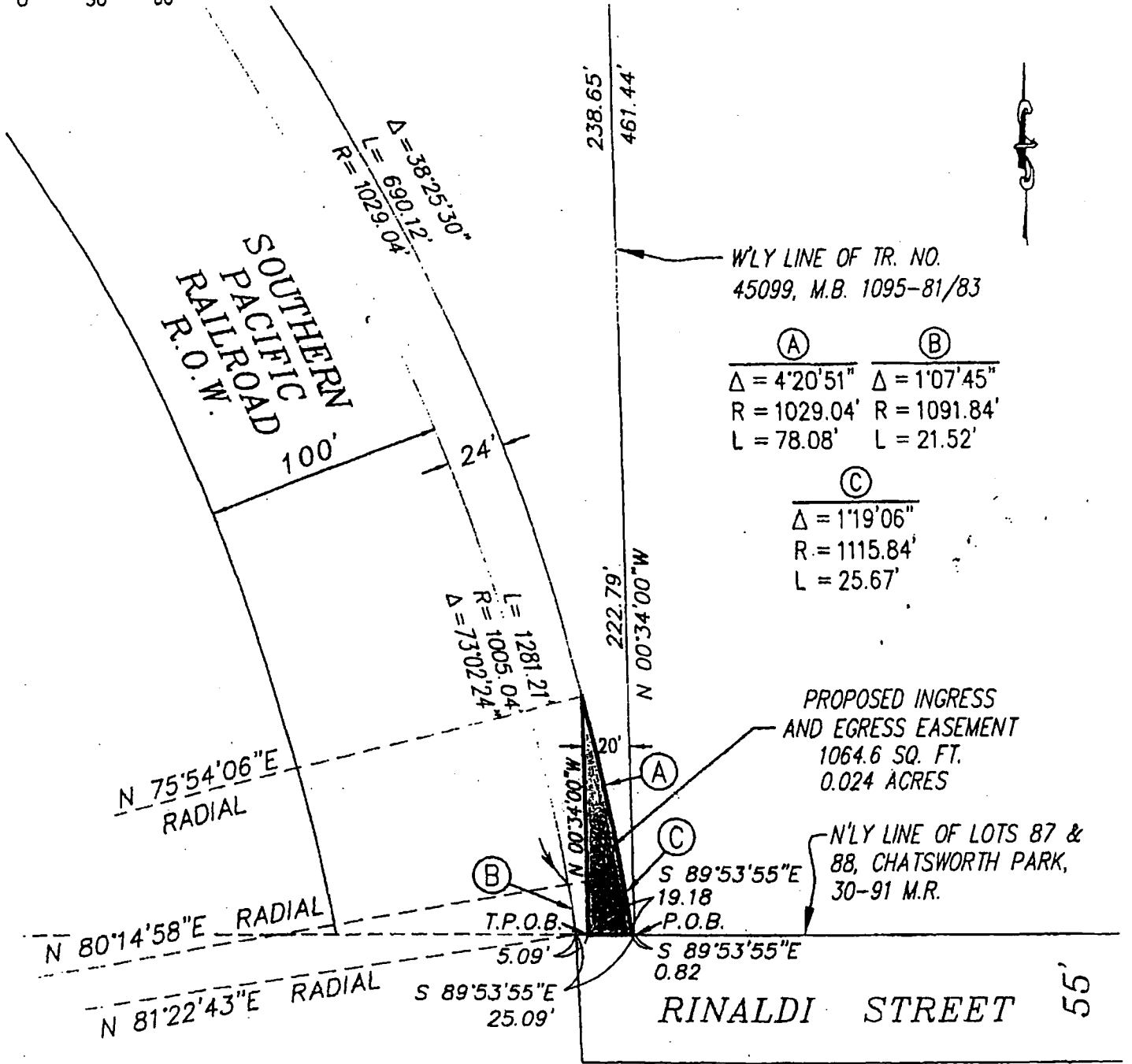
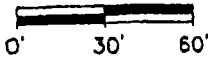
THENCE, NORTH 89°53'55" WEST, 19.18 FEET TO THE TRUE POINT OF BEGINNING



4.6

EXHIBIT B

SCALE: 1" = 60'



### SKETCH OF PROPOSED EASEMENT FOR INGRESS AND EGRESS AND UTILITIES

REVISED 1-12-04

4.7

# EQUITY TITLE COMPANY

425 W. BROADWAY SUITE 300  
GLENDALE, CA 91204  
PHONE: (800) 373-7500  
FAX: (818) 291-4460

DATED AS OF MARCH 24, 2011 AT 7:30 A.M.

**GLEN OAKS ESCROW**  
**6100 SAN FERNANDO RD**  
**GLENDALE, CA 91201**

**ATTENTION: SHIRLEY RUGG**

**YOUR NO.:**  
**PROPERTY ADDRESS: APN NO. 2723-004-021/023,**  
**2722-001-029**

**ORDER NO.: LA1160505**  
**TITLE OFFICER: ANNE M WANG**

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## "PRELIMINARY REPORT"

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, **EQUITY TITLE COMPANY** HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HERINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN EXHIBIT B ATTACHED. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THAT SET FORTH IN THE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. LIMITATIONS ON COVERED RISKS APPLICABLE TO THE CLTA AND ALTA HOMEOWNER'S POLICIES OF TITLE INSURANCE WHICH ESTABLISH A DEDUCTIBLE AMOUNT AND A MAXIMUM DOLLAR LIMIT OF LIABILITY FOR CERTAIN COVERAGES ARE SET FORTH IN THE POLICY. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE THAT ISSUED THIS REPORT.

**PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT B OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.**

**IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.**

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

- CALIFORNIA LAND TITLE ASSOCIATION/AMERICAN LAND TITLE ASSOCIATION HOMEOWNERS POLICY
- AMERICAN LAND TITLE ASSOCIATION LOAN POLICY
- CALIFORNIA LAND TITLE ASSOCIATION STANDARD POLICY
- AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL POLICY

**SCHEDULE A**

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

**A FEE**

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

**CHATSWORTH HILLS ACADEMY INC., A CALIFORNIA MUTUAL BENEFIT CORPORATION**

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**SEE EXHIBIT "A" ATTACHED HERETO**

**EXHIBIT "A"**

**THOSE PORTIONS OF LOTS 5 AND 6 IN FRACTIONAL SECTION 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE COUNTY OF LOS ANGELES, ALL IN THE STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 9, 1896, TOGETHER WITH THAT PORTION OF THE RANCHO EX-MISSION OF SAN FERNANDO, IN SAID CITY, COUNTY AND STATE, DESCRIBED AS FOLLOWS:**

**COMMENCING AT A POINT IN THE NORTHERLY LINE OF LOTS 87 AND 88 OF CHATSWORTH PARK, AS PER MAP RECORDED IN BOOK 30 PAGE 91, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS DISTANT THEREON NORTH 89° 53' 55" WEST 603.38 FEET, MEASURED ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION, FROM THE CENTER LINE OF CANOGA AVENUE, 60 FEET WIDE; SAID POINT BEING THE SOUTHWEST CORNER OF TRACT NO. 45099, M.B. 1095-81/83, RECORDS OF LOS ANGELES COUNTY.**

**THENCE, ALONG THE WESTERLY BOUNDARY OF SAID TRACT NO. 45099, NORTH 00° 34' 00" WEST, 461.44 FEET, MORE OR LESS TO THE NORTHWESTERLY BOUNDARY OF SAID RANCHO;**

**THENCE, ALONG SAID NORTHWESTERLY BOUNDARY SOUTH 38° 07' 07" WEST, 5.93 FEET TO A POINT THAT IS DISTANT NORTHEASTERLY THEREON, 579.40 FEET FROM THE NORTHWESTERLY CLOSING CORNER OF LOTS 85 AND 86 OF SAID CHATSWORTH PARK;**

**THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID TRACT NO. 45099, NORTH 00° 20' 14" EAST, 232.13 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;**

**THENCE, ALONG THE NORTHWEST LINE OF SAID TRACT NO. 45099, NORTH 46° 33' 32" EAST, 24.12 FEET;**

**THENCE, NORTHERLY AND WESTERLY ALONG THE LINES OF THE LAND CONVEYED TO LEON FENWICK AS PARCEL 1 BY DEED DATED AUGUST 23, 1988 AND RECORDED AS DOC. NO. 88-1340609, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:**

**NORTH 06° 19' 10" EAST, 234.76 FEET;**

**THENCE, NORTH 89° 56' 36" WEST, 159.00 FEET;**

**THENCE, NORTH 46° 09' 17" WEST, 32.56 FEET;**

**THENCE, SOUTH 85° 43' 59" WEST, 70.50 FEET;**

**THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 45° 00' 00" WEST, 76.83 FEET;**

**THENCE, SOUTH 144.00 FEET;**

LEGAL DESCRIPTION CONTINUED

**THENCE, SOUTH 53° 35' 32" WEST, 151.99 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1029.04 FEET, THAT IS CONCENTRIC WITH AND 24.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY, 100 FEET WIDE AND HAVING A RADIUS OF 1005.04 FEET, AS CONVEYED BY DEED DATED NOVEMBER. 9, 1900 AND RECORDED IN BOOK 1387 PAGE 300, OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 37° 25' 00" WEST;**

**THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38° 25' 30", AN ARC DISTANCE OF 690.12 FEET TO A POINT WHICH IS 20 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID TRACT NO. 45099;**

**THENCE, PARALLEL WITH SAID WESTERLY LINE SOUTH 00° 34' 00" WEST, 101.70 FEET TO THE NORTHERLY LINE OF LOTS 86 AND 87 OF SAID CHATSWORTH PARK;**

**THENCE, SOUTH 89° 53' 55" EAST ALONG SAID NORTHERLY LINE OF LOTS 86 AND 87, 20.00 FEET TO THE POINT OF BEGINNING.**

**SAID LAND IS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE RECORDED JUNE 3, 2004 AS INSTRUMENT NO. 04-1424311, OFFICIAL RECORDS.**

**\*\*\*END OF LEGAL DESCRIPTION\*\*\***

**SCHEDULE B**

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

A. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2011-2012, A LIEN NOT YET DUE OR PAYABLE.

B. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2010-2011

TOTAL: \$ [REDACTED] [REDACTED]  
FIRST INSTALLMENT: \$ [REDACTED] [REDACTED]  
BALANCE DUE: [REDACTED]  
SECOND INSTALLMENT: \$ [REDACTED] [REDACTED]  
PENALTY: \$0.00

ASSESSED VALUATION:  
LAND VALUE: \$ [REDACTED]  
IMPROVEMENTS: \$0.00  
ALL OTHER EXEMPTIONS: (\$ [REDACTED])

CODE AREA: 00480  
A. P. NO.: 2723-004-021

AFFECTS: A PORTION OF SAID LAND

C. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2010-2011

TOTAL: \$ [REDACTED] [REDACTED]  
FIRST INSTALLMENT: \$ [REDACTED] [REDACTED]  
PENALTY: \$0.00  
SECOND INSTALLMENT: \$ [REDACTED] [REDACTED]  
PENALTY: \$0.00

ASSESSED VALUATION:  
LAND VALUE: \$ [REDACTED]  
IMPROVEMENTS: \$0.00  
ALL OTHER EXEMPTIONS: (\$ [REDACTED])

CODE AREA: 01725  
A. P. NO.: 2723-004-023

AFFECTS: A PORTION OF SAID LAND

D. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2010-2011

TOTAL:	\$		
FIRST INSTALLMENT:	\$		
PENALTY:	\$0.00		
SECOND INSTALLMENT:	\$		
PENALTY:	\$0.00		

ASSESSED VALUATION:	
LAND VALUE:	\$
IMPROVEMENTS:	\$0.00
ALL OTHER EXEMPTIONS:	(\$

CODE AREA:	00016
A. P. NO.:	2722-001-029

AFFECTS: A PORTION OF SAID LAND AND OTHER PROPERTY

E. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

RECORDED: IN BOOK 759 PAGE 277, OF DEEDS

3. COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

RECORDED: IN BOOK 1757 PAGE 265, OF DEEDS

4. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.

FOR:	CONDUITS
RECORDED:	IN BOOK 6591 PAGE 268, OF DEEDS

AFFECTS: SAID LAND

5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
RECORDED: IN BOOK 14064 PAGE 61, OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
6. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.  
FOR: INGRESS AND EGRESS  
RECORDED: MAY 23, 1950 AS INSTRUMENT NO. 1684, IN BOOK 33203 PAGE 137,  
OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
RECORDED: IN BOOK 33598 PAGE 112, OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
RECORDED: IN BOOK D67 PAGE 621, OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
9. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.  
FOR: ROAD  
RECORDED: IN BOOK D542 PAGE 640, OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
10. A RIGHT OF WAY IN FAVOR OF THE SOUTHERN PACIFIC RAILROAD COMPANY OVER THAT PORTION OF SAID LAND INCLUDED WITHIN THE 200 FOOT RIGHT-OF-WAY ACQUIRED BY SAID COMPANY UNDER AN ACT OF CONGRESS APPROVED MARCH 3, 1871.
11. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
RECORDED: AUGUST 2, 1968 AS INSTRUMENT NO. 2682, IN BOOK D4088 PAGE 167,  
OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
12. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.  
FOR: PIPE LINES  
RECORDED: APRIL 16, 1963 AS INSTRUMENT NO. 1508, OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
13. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.  
FOR: ACCESS ROADS  
RECORDED: FEBRUARY 19, 2003 AS INSTRUMENT NO. 03-478342, OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN

14. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.

FOR: INGRESS AND EGRESS AND PUBLIC UTILITIES  
RECORDED: JUNE 3, 2004 AS INSTRUMENT NO. 04-1424312, OFFICIAL RECORDS  
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN

15. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND AGREE WITH AND PROMISE TO A GOVERNMENTAL AGENCY TO PERFORM AS SET FORTH THEREIN

RECORDED: JUNE 3, 2004 AS INSTRUMENT NO. 04-1424314, OFFICIAL RECORDS

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING EASEMENTS" RECORDED JUNE 3, 2004 AS INSTRUMENT NO. 04-1424315, OFFICIAL RECORDS.

[REDACTED]

18. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND AGREE WITH AND PROMISE TO A GOVERNMENTAL AGENCY TO PERFORM AS SET FORTH THEREIN

RECORDED: JUNE 1, 2009 AS INSTRUMENT NO. 20090810423, OFFICIAL RECORDS

19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT REGARDING MAINTENANCE OF LOS ANGELES FIRE DEPARTMENT FIRE LANE" RECORDED JUNE 8, 2009 AS INSTRUMENT NO. 20090850177, OFFICIAL RECORDS.

**REQUIREMENTS:**

**20. PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:**

**A. WITH RESPECT TO CHATSWORTH HILLS ACADEMY, INC., A CORPORATION:**

**1. A COPY OF THE CORPORATE BY-LAWS OR ARTICLES.**

**2. A ORIGINAL CERTIFIED COPY OF THE RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CONTEMPLATED TRANSACTION AND DESIGNATING WHICH CORPORATE OFFICERS SHALL HAVE THE POWER TO EXECUTE ON BEHALF OF THE CORPORATION, TOGETHER WITH A CERTIFICATE OF COMPLIANCE PURSUANT TO SECTION 5912 OR 7912 CORPORATIONS CODE.**

**3. IF THE ARTICLES OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, WE WILL ALSO REQUIRE A COPY OF THOSE BY-LAWS OR ARTICLES.**

**4. OTHER REQUIREMENTS THAT THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.**

**\*\*\*END OF SCHEDULE B\*\*\***

**NOTES:**

**NOTE:** EFFECTIVE JANUARY 1, 1990, ASSEMBLY BILL 512, ENACTED AS CHAPTER 598, WILL ADD SECTION 12413.1 TO THE CALIFORNIA INSURANCE CODE DEALING WITH THE "GOOD FUNDS" ISSUE. FUNDS DEPOSITED BY:

- ❑ CASH AND BY ELECTRONIC TRANSFER (WIRED FUNDS) WILL BE AVAILABLE FOR SAME DAY DISBURSEMENTS.
- ❑ CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS WILL BE AVAILABLE FOR NEXT DAY DISBURSEMENTS.
- ❑ ALL OTHER TYPES OF CHECKS WILL NOT BE AVAILABLE FOR DISBURSEMENT UNTIL THE DAY PROVIDED IN REGULATION CC ADOPTED BY THE FEDERAL RESERVE BOARD OF GOVERNORS.
- ❑ A DRAFT WILL NOT BE AVAILABLE FOR DISBURSEMENT UNTIL THE DRAFT HAS BEEN SUBMITTED FOR COLLECTION AND PAYMENT RECEIVED BY OUR BANK.

**PLEASE NOTE:** THIS COMPANY WILL MAKE DISBURSEMENTS ONLY IN THE SAME MANNER AS WHICH FUNDS ARE RECEIVED. SHOULD THIS COMPANY BE REQUESTED TO MAKE ANY DISBURSEMENTS BY ELECTRONIC TRANSFER (WIRED FUNDS), THIS COMPANY WILL REQUIRE FUNDS TO BE DEPOSITED TO OUR ACCOUNT BY ELECTRONIC TRANSFER.

WIRE TRANSFER INSTRUCTIONS ARE AS FOLLOWS:

[REDACTED]

[REDACTED]

(SHOULD THE ABOVE WIRE INSTRUCTION BE INCOMPLETE OR INCORRECT, WIRES WILL BE RETURNED WITHOUT NOTICE.)

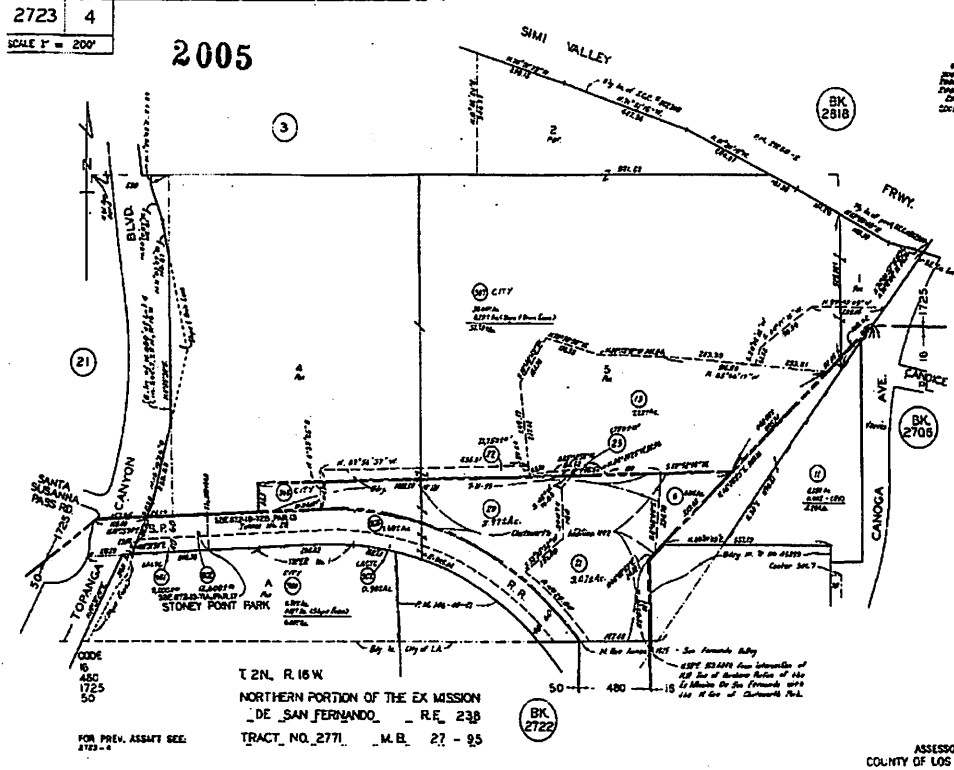
SHOULD YOU HAVE ANY QUESTIONS IN THIS REGARD PLEASE CONTACT YOUR TITLE OFFICER IMMEDIATELY.

**UNLESS OTHERWISE AGREED IN WRITING, EACH OF THE PRINCIPALS AGREES, UNDERSTANDS AND ACKNOWLEDGES THAT: THE ESCROW ACCOUNT IS NON-INTEREST-BEARING; NO FINANCIAL OR OTHER BENEFITS WILL BE EARNED BY OR PROVIDED TO ANY OF THE PRINCIPALS WITH RESPECT TO SUCH FUNDS' AND EQUITY TITLE COMPANY AND ITS AFFILIATES MAY INSTEAD RECEIVE DIRECT AND INDIRECT FINANCIAL AND OTHER BENEFITS FROM THE DEPOSITORY WITH RESPECT TO SUCH FUNDS THESE BENEFITS SHALL BE TREATED AS ADDITIONAL COMPENSATION TO EQUITY TITLE COMPANY FOR ITS SERVICES AS AN ESCROW HOLDER IN THIS TRANSACTION.**

**NOTE: THIS COMPANY DOES REQUIRE CURRENT BENEFICIARY DEMANDS PRIOR TO CLOSING. IF THE DEMAND IS EXPIRED AND A CURRENT DEMAND CANNOT BE OBTAINED, OUR REQUIREMENTS WILL BE AS FOLLOWS:**

- A. IF THIS COMPANY ACCEPTS A VERBAL UPDATE ON THE DEMAND, WE WILL HOLD AN AMOUNT EQUAL TO ONE MONTHLY MORTGAGE PAYMENT PLUS INTEREST. THIS HOLD WILL BE UP AND ABOVE THE VERBAL HOLD THE LENDER MAY HAVE STIPULATED.
- B. IF THIS COMPANY CANNOT OBTAIN A VERBAL UPDATE ON THE DEMAND, WE WILL HOLD TOTAL PROCEEDS UNTIL A CURRENT DEMAND IS RECEIVED.

**NOTE: THE SELLER/BORROWER HEREBY AGREES TO ALLOW EQUITY TITLE COMPANY TO HOLD SUFFICIENT FUNDS FOR ALL DELINQUENT TAXES AS SHOWN HEREIN, UNTIL SUCH TIME AS PROOF OF PAYMENT IS PROVIDED AND/OR EQUITY TITLE COMPANY IS AUTHORIZED TO PAY SAID TAXES.**



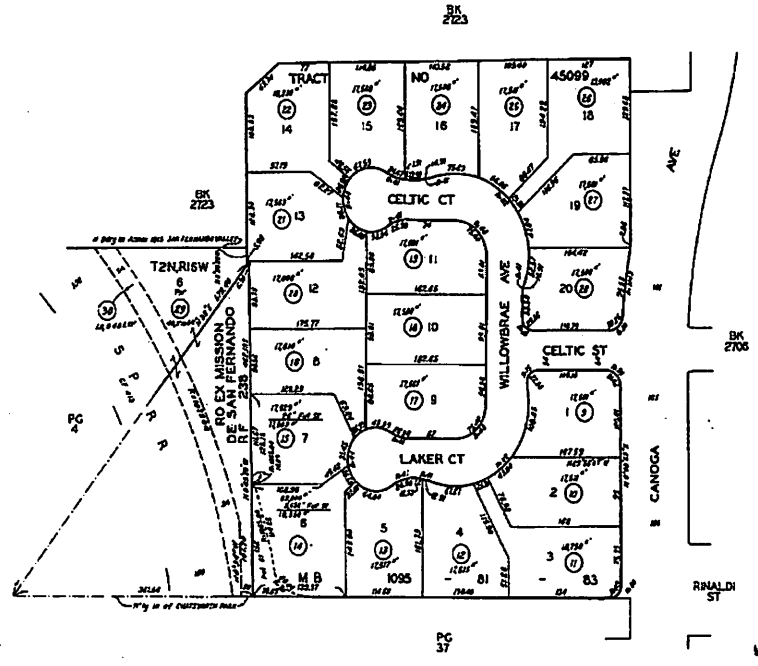
RECORDS SECTION  
 COUNTY OF LOS ANGELES  
 2723-4  
 2005

This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon.

REVISED  
07/12/00 6000404  
20000223 08 000001-02

2722 | 1 | SCALE 1" = 100' | TRACT 18  
P.A. 2722-1  
2722-4 | OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

2005



MAR 9 2005

Document: 2722.1  
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Page 1 of 1

This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon.