

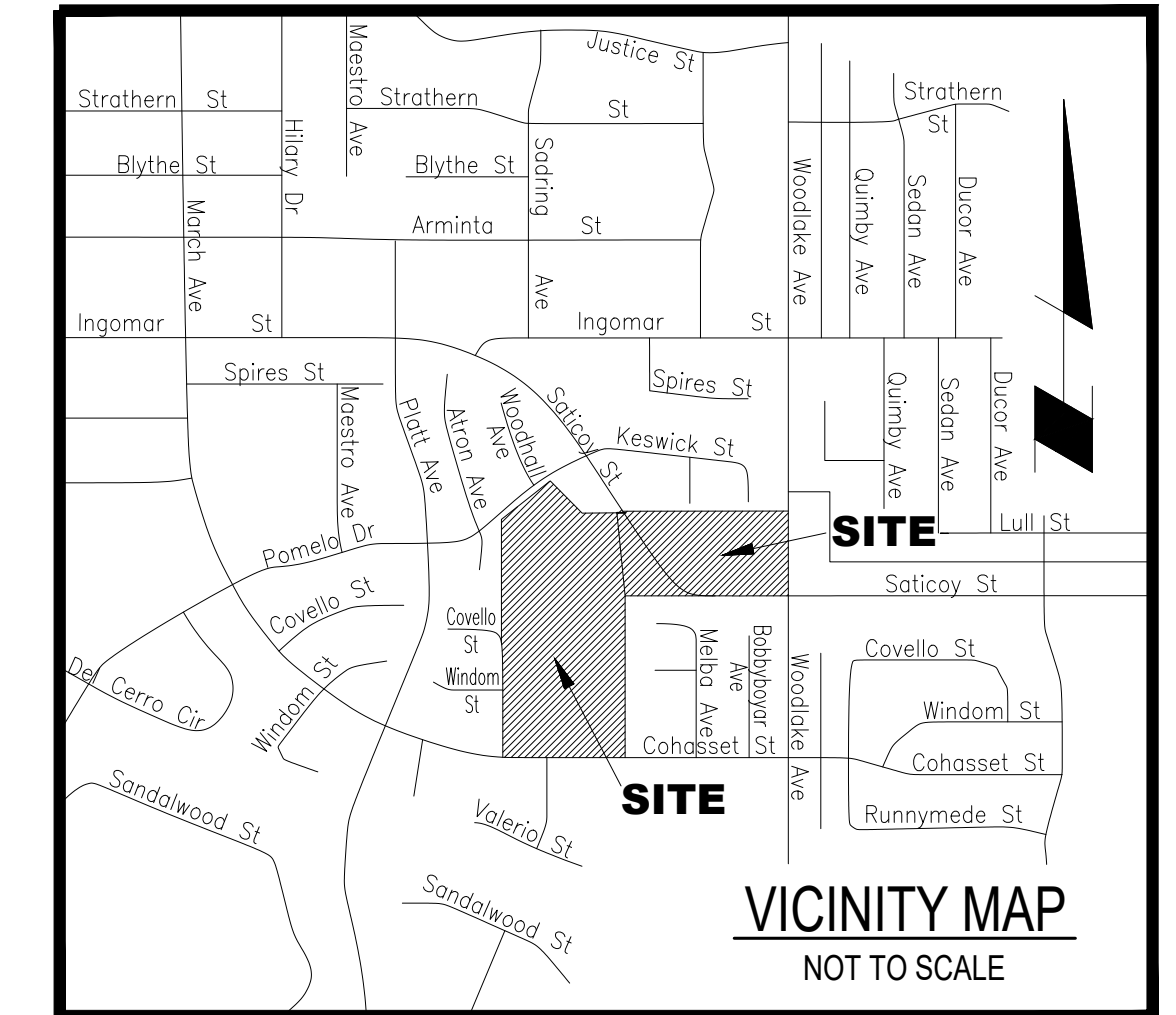
VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOT 3 (AIRSPACE LOT)
PROPOSED PEDESTRIAN BRIDGE
 1,408 SQ FT (0.03 ACRE)

LOT 2
 4.83 ACRES
 (GROUND LOT)

LOT 1
 21.315 ACRES
 (GROUND LOT)



BASIS OF BEARINGS:
 THE CENTER LINE OF WOODLAKE AVENUE BEING N 0°00'00" E AS SHOWN ON TRACT MAP NO. 25773, M.B. 668, PAGE 50.

BENCHMARK:
 CITY OF LOS ANGELES BENCHMARK NO. 06-04621 FD SPK ON NORTH CURB SATICOY ST 2.0' W/O BCR W/O WOODLAKE AVE NAVD88 (2000) ELEV = 844.396 FEET

- LOT 1 EASEMENTS:**
- ① TEN FOOT WIDE UTILITIES RIGHTS-OF-WAYS
 - ② TWO FOOT WIDE PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 - ③ TWO FOOT WIDENING EASEMENT FOR PUBLIC STREET ALONG COHASSET ST.
 - ④ TWENTY FOOT WIDENING EASEMENT FOR PUBLIC STREET ALONG SATICOY ST.
 - ⑤ ROAD WIDENING FOR PUBLIC STREET ALONG KESWICK ST.
 - ⑥ VARIABLE WIDTH PUBLIC UTILITIES EASEMENT
 - ⑦ COVENANT AND AGREEMENT WITH CITY TO HOLD PROPERTY AS ONE PARCEL FOR THE PURPOSE OF ZONING
- LOT 2 EASEMENTS:**
- ⑧ FIVE FOOT WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF LOS ANGELES
 - ⑨ THIRTY FOOT WIDE SERVICE STREET EASEMENT
 - ⑩ TRIANGULAR VEHICULAR INGRESS AND EGRESS EASEMENTS
 - ⑪ TRIANGULAR VEHICULAR INGRESS AND EGRESS EASEMENT

CURVE DATA

NAME	RADIUS	Δ DELTA	TANGENT	LENGTH
(A)	1756.00'	4°25'43"	67.90'	135.73'
(B)	300.00'	56°56'30"	162.69'	298.15'
(C)	1726.00'	2°58'17"	44.77'	89.51'
(D)	15.00'	86°57'13"	14.22'	22.76'
(E)	300.00'	25°50'31"	68.82'	135.31'
(F)	400.00'	31°55'00"	114.38'	222.82'
(G)	325.00'	56°56'30"	176.25'	322.99'
(H)	257.00'	56°56'30"	139.37'	255.41'

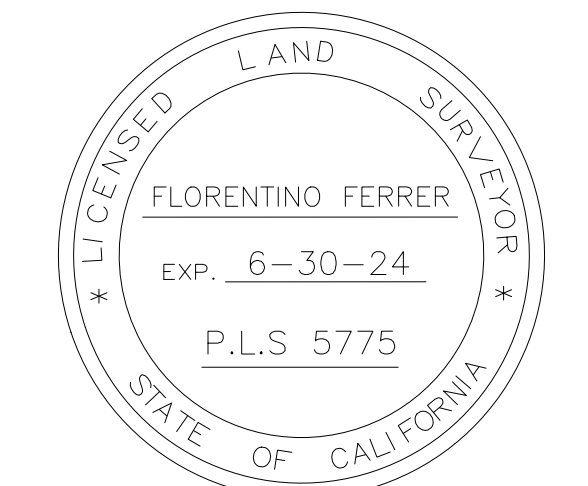
- NOTES:**
1. HAUL ROUTE IS BEING REQUESTED.
 2. NO PROTECTED TREES EXIST ON-SITE (PLEASE REFER TO TREE REPORT BY THE TREE RESOURCE FOR ADDITIONAL INFORMATION).

SURVEYOR'S STATEMENT:

I hereby state that I am a Professional Land Surveyor of the State of California, and that these maps, consisting of 12 sheets, were compiled under my supervision.

Florentino Ferrer
FLORENTINO FERRER L.S. 5775

04/28/2023



MARCH 22, 2023

PROJECT ADDRESSES:

MAIN CAMPUS: 7500 CHAMINADE AVE.
 23241 COHASSET ST.
 23260 W SATICOY ST.

NORTH CAMPUS: 23217-23255 W SATICOY ST.
 7619-7629 N WOODLAKE AVE.

LEGAL DESCRIPTION: (see Sheets 2 and 5)

MAIN CAMPUS: LOT 1, TRACT 26072
 LOT 19 & 35, TRACT 2500

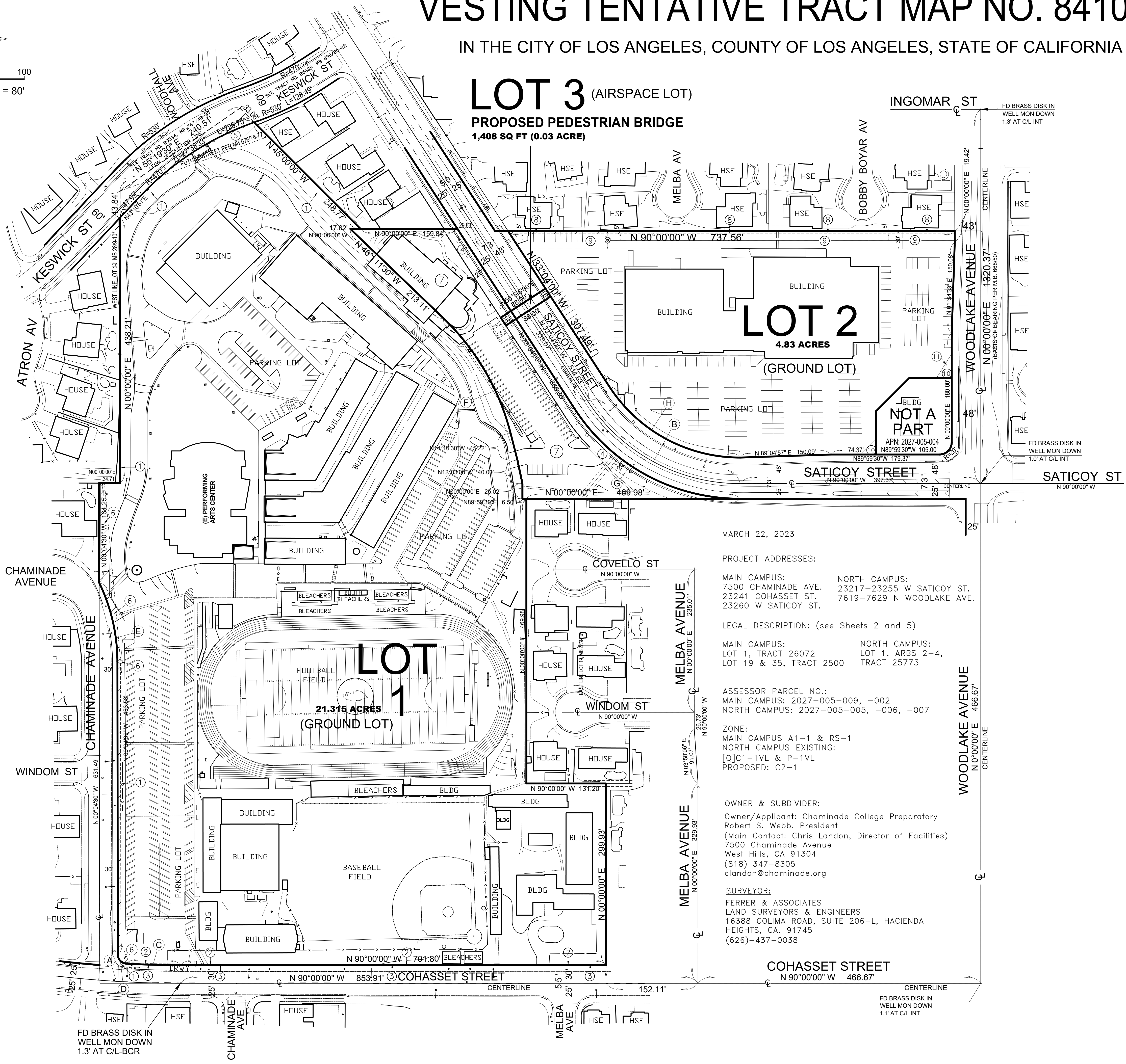
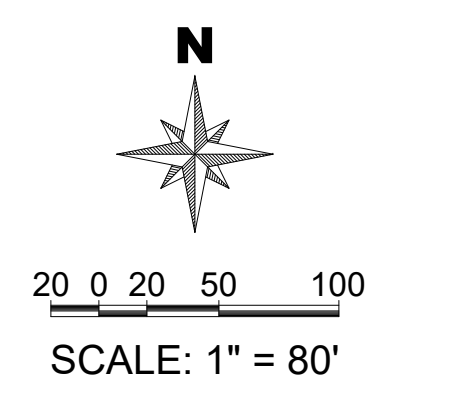
NORTH CAMPUS: LOT 1, ARBS 2-4,
 TRACT 25773

ASSESSOR PARCEL NO.:
 MAIN CAMPUS: 2027-005-009, -002
 NORTH CAMPUS: 2027-005-005, -006, -007

ZONE:
 MAIN CAMPUS A1-1 & RS-1
 NORTH CAMPUS EXISTING:
 [Q]C1-1VL & P-1VL
 PROPOSED: C2-1

OWNER & SUBDIVIDER:
 Owner/Applicant: Chaminade College Preparatory
 Robert S. Webb, President
 (Main Contact: Chris Landon, Director of Facilities)
 7500 Chaminade Avenue
 West Hills, CA 91304
 (818) 347-8305
 clandon@chaminade.org

SURVEYOR:
 FERRER & ASSOCIATES
 LAND SURVEYORS & ENGINEERS
 16388 COLIMA ROAD, SUITE 206-L, HACIENDA
 HEIGHTS, CA. 91745
 (626)-437-0038



VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

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

PARCEL 1: (APN 2027-005-006)

THAT PORTION OF LOT 1, TRACT 25773, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 668, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, WEST 544.00 FEET; THENCE SOUTH 60.00 FEET; THENCE EAST 172.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 40.00 FEET; THENCE SOUTH 99.00 FEET; THENCE SOUTH 7 DEGREES 41 MINUTES 49 SECONDS WEST 166.98 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY BOUNDARY OF SAID LOT, SHOWN ON SAID MAP AS HAVING A LENGTH OF 150.08 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 88 DEGREES 04 MINUTES 57 SECONDS EAST 150.08 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST 74.37 FEET; THENCE NORTH 71.44 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 77.78 FEET; THENCE EAST 70.00 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1; THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 50.00 FEET; THENCE WEST 167.00 FEET; THENCE NORTH 140.00 FEET; THENCE EAST 170.88 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1; THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 1 DEGREE 54 MINUTES 33 SECONDS EAST 33.60 FEET TO AN ANGLE POINT IN THE SAID BOUNDARY; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 19.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APNS 2027-005-005, 2027-005-007)

THAT CERTAIN AREA IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF LOS ANGELES, BEING LOT 1 OF TRACT NO. 25773, AS RECORDED IN BOOK 668, PAGE 50 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

EXCEPT THEREFROM THAT CERTAIN AREA BEGINNING AT THE NORTHEASTLY CORNER OF SAID LOT 1, THENCE SOUTH 19.42 FEET; THENCE SOUTH 1° 54' 33" WEST 150.08 FEET; THENCE SOUTH 73.58 FEET TO THE TRUE POINT OF BEGINNING FOR THIS EXCEPTION; THENCE WEST 70.00 FEET; THENCE SOUTH 45° 00' WEST 77.78 FEET; THENCE SOUTH 71.44 FEET TO THE NORTHERLY LINE OF SATICOY STREET, 73 FEET WIDE; THENCE EAST ALONG SAID NORTHERLY LINE OF SATICOY STREET AND NORTH ALONG THE WESTERLY LINE OF WOODLAKE AVENUE, 73 FEET WIDE TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT CERTAIN AREA BEGINNING AT THE NORTHEAST CORNER OF SAID LOT IN SAID TRACT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT AND TRACT, WEST 544.00 FEET; THENCE SOUTH 60.00 FEET; THENCE EAST 172.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 40.00 FEET; THENCE SOUTH 99.00 FEET; THENCE SOUTH 7° 41' 49" WEST 166.98 FEET TO A POINT IN THE NORTHERLY LINE OF SATICOY STREET; THENCE ALONG SAID NORTHERLY STREET LINE NORTH 88° 04' 57" EAST 150.08 FEET; THENCE CONTINUING ALONG SAID NORTHERLY STREET LINE NORTH 89° 59' 30" EAST 74.37 FEET; THENCE NORTH 71.44 FEET; THENCE NORTH 45° 00' 00" EAST 77.78 FEET; THENCE EAST 70.00 FEET TO A POINT IN THE WESTERLY LINE OF WOODLAKE AVENUE; THENCE ALONG SAID WESTERLY STREET LINE, NORTH 50.00 FEET; THENCE WEST 167.00 FEET; THENCE NORTH 140.00 FEET; THENCE EAST 170.88 FEET TO A POINT IN SAID WESTERLY LINE OF WOODLAKE AVENUE; THENCE ALONG SAID WESTERLY STREET LINE NORTH 1° 54' 33" EAST 33.60 FEET; THENCE NORTH 19.42 FEET TO THE TRUE POINT OF BEGINNING.

APN: 2027-005-005 (AFFECTS A PORTION OF PARCEL 1)
2027-005-007 (AFFECTS A PORTION OF PARCEL 1)
2027-005-006 (AFFECTS PARCEL 2)

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 060370 1275 F EFFECTIVE DATE 09/26/2008.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE QTD MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE COMMITMENT NO.: 00179954-997-LT1-JC4
725 SOUTH FOULWATER STREET, SUITE 200 TITUSVILLE, FLORIDA CRIEUL
LOS ANGELES, CA 90017 DATED: JUNE 23, 2022
PHONE: (213) 488-4300

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- 1 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 25773 RECORDED MARCH 31, 1961 ON FILE IN BOOK 668, PAGE 50, OF TRACT MAPS, FOR: PUBLIC UTILITY AND INCIDENTAL PURPOSES. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 3 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 25, 1962 AS INSTRUMENT NO. 3850 IN BOOK D-1592, PAGE 330 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 4 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTY WALL AGREEMENT" RECORDED SEPTEMBER 07, 1962 AS INSTRUMENT NO. 2039 IN BOOK M-1099, PAGE 906 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 5 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARKING LOT AGREEMENT" RECORDED SEPTEMBER 07, 1962 AS INSTRUMENT NO. 2040 IN BOOK M-1099, PAGE 910 OF OFFICIAL RECORDS.
- 6 THE EFFECT OF AN INSTRUMENT PURPORTING TO AMEND THE PARKING AGREEMENT ABOVE MENTIONED AS TO THE MAINTENANCE OF SAID PARKING AREA, DATED MAY 7, 1963 BY AND BETWEEN S.P.J. DEVELOPMENT CORP., PARKER H. LEIMERT, JR. AND WALTER H. LEIMERT CO., RECORDED JUNE 25, 1963 AS INSTRUMENT NO. 2628, IN BOOK M-1292 PAGE 509, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 7 AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 25, 1963 AS INSTRUMENT NO. 2627 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 8 AN EASEMENT(S) FOR THE PURPOSE(S) OF VEHICULAR INGRESS AND EGRESS RECORDING DATE: JULY 26, 1965 RECORDING NO: AS INSTRUMENT NO. 4838 OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 9 AN INSTRUMENT ENTITLED "AFFIDAVIT REGARDING MAINTENANCE OF STRUCTURE" EXECUTED BY: LEIMERT/SATICOY, A CALIFORNIA LIMITED PARTNERSHIP IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: APRIL 30, 2004 RECORDING NO: 04-1081040, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 10 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED DECEMBER 19, 2016 AS INSTRUMENT NO. 20161605636 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #1'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

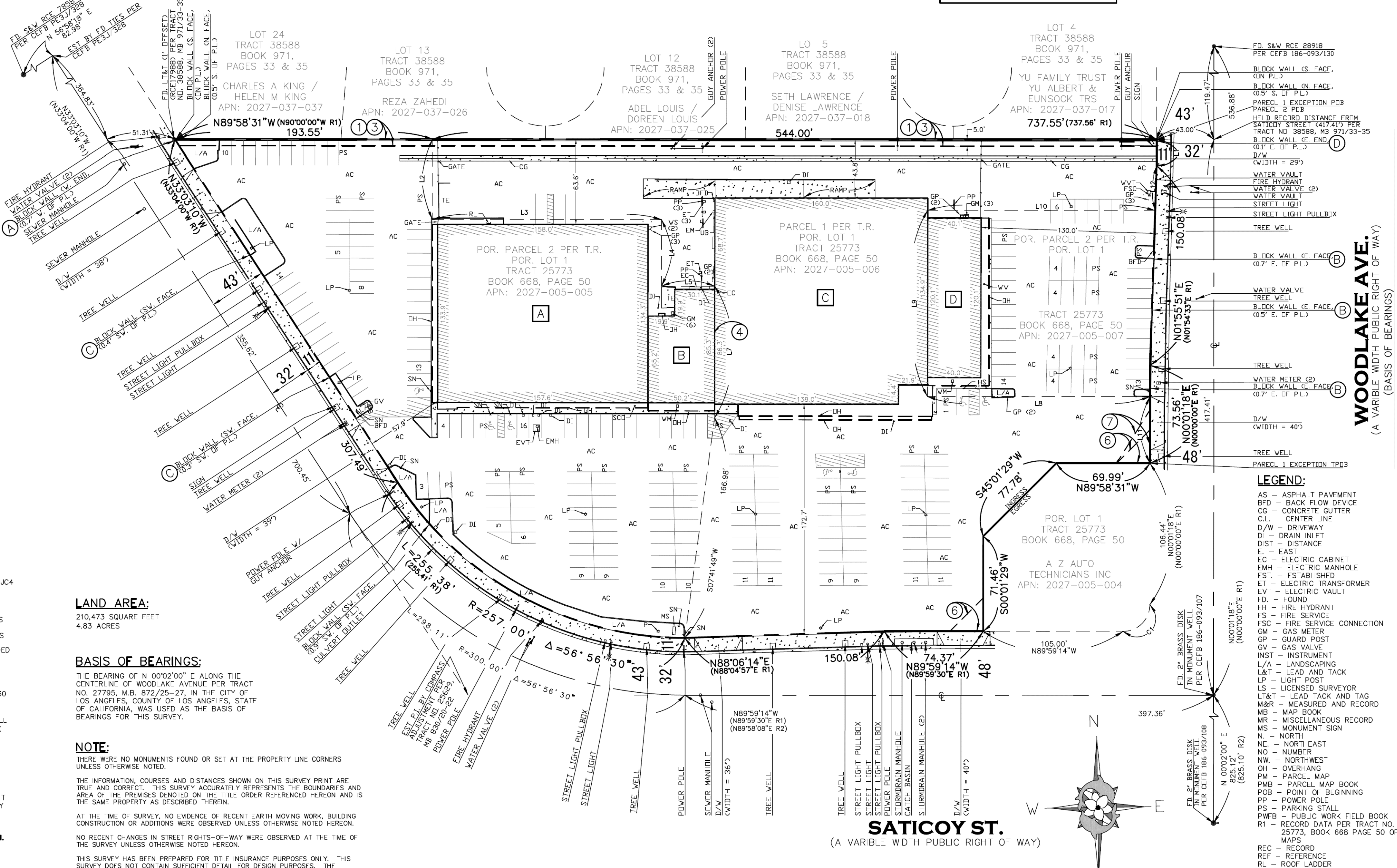
A	23233 (BUILDING FOOTPRINT = 21,147 SQUARE FEET) (BUILDING HEIGHT = 21'±) ONE STORY CONCRETE	C	23221 (BUILDING FOOTPRINT = 24,492 SQUARE FEET) (BUILDING HEIGHT = 22'±) ONE STORY CONCRETE
B	23229 (BUILDING FOOTPRINT = 3,875 SQUARE FEET) (BUILDING HEIGHT = 19'±) ONE STORY CONCRETE	D	23217 (BUILDING FOOTPRINT = 4,809 SQUARE FEET) (BUILDING HEIGHT = 14'±) ONE STORY CONCRETE

TYPE OF SPACE	TOTAL EXISTING
STANDARD	234
HANDICAP	7
TOTAL	243

LINE BEARING	DISTANCE
L1 N00°01'18"E (N00°00'00"E R1) 119.42'	
L2 S00°01'29"W (S00°00'00"E R1) 160.00'	
L3 N89°58'31"W (N90°00'00"E R1) 172.00'	
L4 S00°01'29"W (S00°00'00"E R1) 50.00'	
L5 N89°58'31"W (N90°00'00"E R1) 140.00'	
L7 N00°01'29"E (S00°00'00"E R1) 99.00'	
L8 N89°58'31"W (N90°00'00"W R1) 167.00'	
L9 N00°01'29"E (N00°00'00"W R1) 140.00'	
L10 N89°58'31"W (N90°00'00"W R1) 170.87' (170.88' R1)	
L11 N00°01'18"E (N00°00'00"W R1) 50.00'	
L12 N01°55'51"E (N01°54'33"E R1) 33.60' (33.58' R1)	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	31.41'	(31.42' R1)	89°59'30"

	CENTER LINE
	EASEMENTS
	OVERHANG
	LOT/PARCEL LINES
	BOUNDARY LINE
	BLOCK WALLS
	GENERAL
	CHAIN LINK FENCE/GATE
	WOOD FENCE/GATE/GUARD RAILS
	WROUGHT IRON FENCE/GATE
	BUILDING LINE
	CONCRETE CURB
	CONCRETE CURB W/ GUTTER



LAND AREA:

210,473 SQUARE FEET
4.83 ACRES

BASIS OF BEARINGS:

THE BEARING OF N 00°02'00" E ALONG THE CENTERLINE OF WOODLAKE AVENUE PER TRACT NO. 27795, M.B. 872/25-27, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTE:

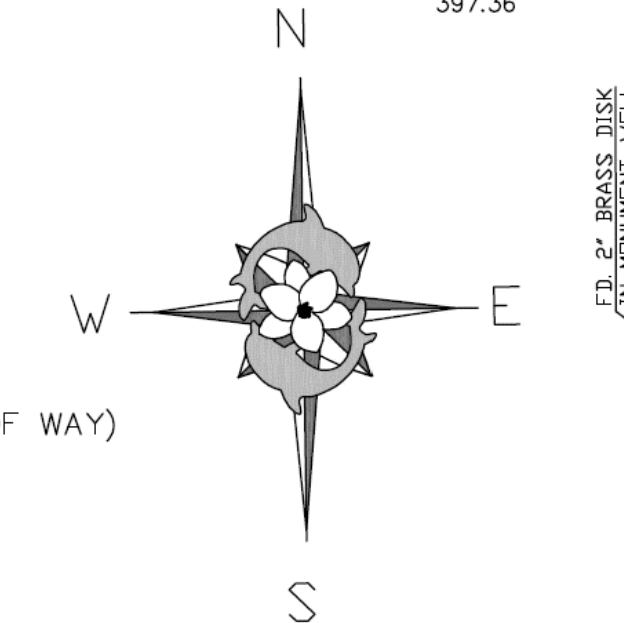
THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE

STATEMENT OF POSSIBLE ENCROACHMENTS:

- NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.
- A BLOCK WALL END LIES 0.7' W. OF P.L.
 - B BLOCK WALL LIES 0.7' TO 0.8' E. OF P.L.
 - C BLOCK WALL LIES 0.3' TO 0.4' SW. OF P.L.
 - D BLOCK WALL END LIES 0.1' E. OF P.L.

WOODLAKE AVE.
(A VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(BASIS OF BEARINGS)

SATICOY ST.
(A VARIABLE WIDTH PUBLIC RIGHT OF WAY)



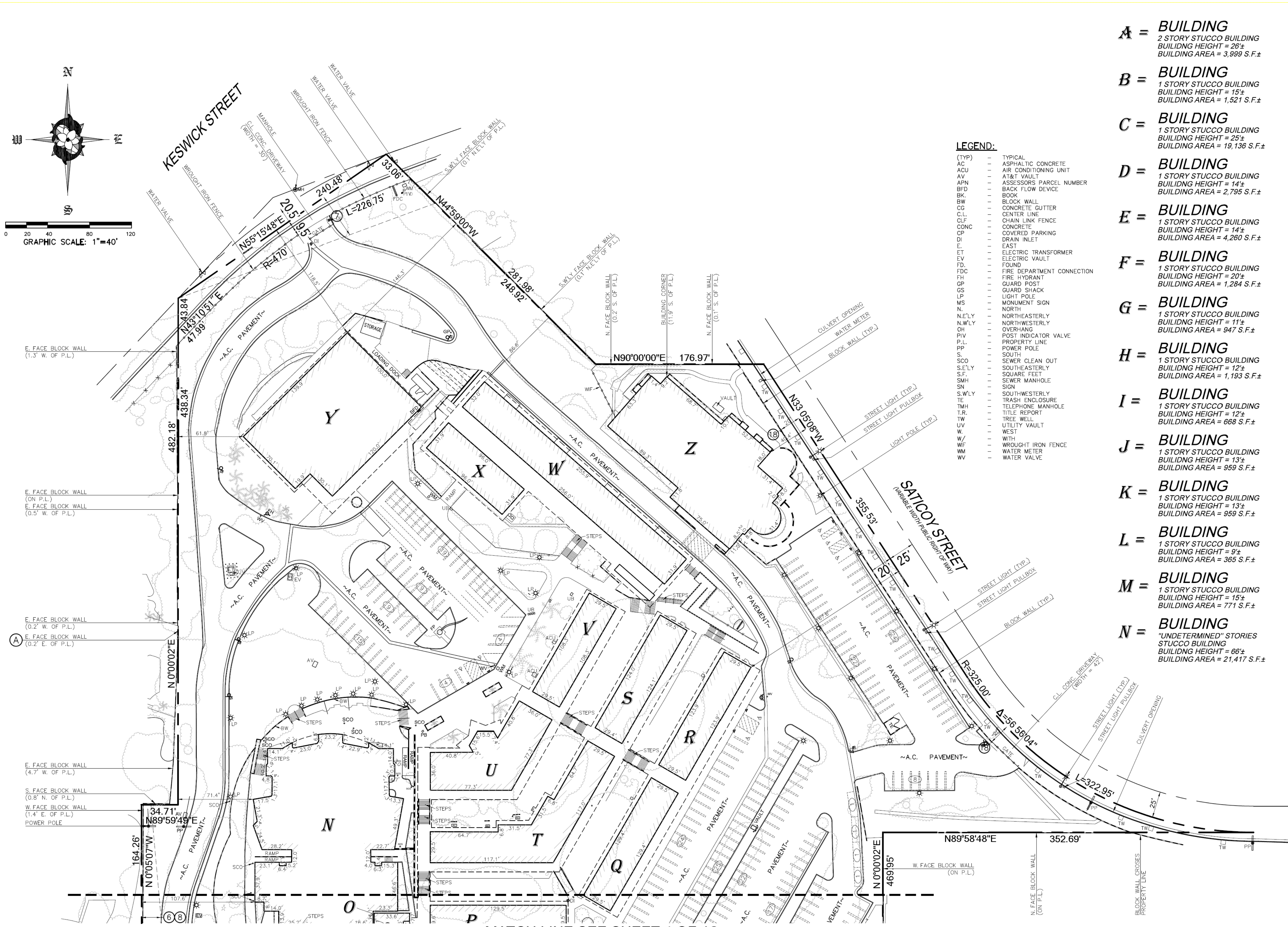
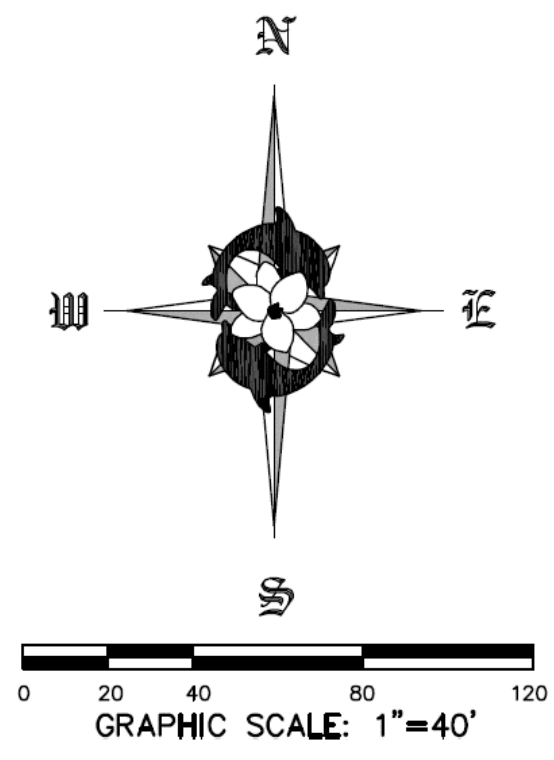
SCALE: 1" = 40'

LEGEND:

- AS - ASPHALT PAVEMENT
- BFD - BACK FLOW DEVICE
- CG - CONCRETE GUTTER
- C.L. - CENTER LINE
- D/W - DRIVEWAY
- DI - DRAIN INLET
- DIST - DISTANCE
- E. - EAST
- EC - ELECTRIC CABINET
- EMH - ELECTRIC MANHOLE
- EST. - ESTABLISHED
- ET - ELECTRIC TRANSFORMER
- EV - ELECTRIC VALVE
- F - FOUND
- FH - FIRE HYDRANT
- FS - FIRE SERVICE
- FSC - FIRE SERVICE CONNECTION
- GM - GAS METER
- GP - GUARD POST
- GV - GAS VALVE
- INST - INSTRUMENT
- L/A - LANDSCAPING
- L&T - LEAD TACK AND TAG
- LP - LIGHT POST
- LS - LICENSED SURVEYOR
- L&T&T - LEAD TACK AND TAG
- M&R - MEASURED AND RECORD
- MR - MISCELLANEOUS RECORD
- MS - MONUMENT SIGN
- N. - NORTH
- NE - NORTHEAST
- NW - NORTHWEST
- OH - OVERHANG
- MP - MAP BOOK
- PMB - PARCEL MAP BOOK
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PS - PARKING STALL
- PWF - PUBLIC WORK FIELD BOOK
- R1 - RECORD DATA PER TRACT NO. 25773, BOOK 668 PAGE 50 OF MAPS
- REC - RECORD
- REF - REFERENCE
- RL - ROOF LADDER
- S&W - SPIKE AND WASHER
- S. - SOUTH
- SE - SOUTHEAST
- SF - SQUARE FEET
- SN - SIGN
- SW - SOUTHWEST
- TE - TRASH ENCLOSURE
- TYP - TYPICAL
- UB - UTILITY BOX
- W. - WEST
- W/ - WITH
- WS - WATER SERVICE
- WV - WATER VAULT

VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

(TYP)	TYPICAL
AC	ASPHALTIC CONCRETE
ACU	AIR CONDITIONING UNIT
AV	A/T & T VAULT
APN	ASSESSORS PARCEL NUMBER
BFD	BACK FLOW DEVICE
BK	BOOK
BW	BLOCK WALL
CC	CONCRETE GUTTER
C.L.	CENTER LINE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CP	COVERED PARKING
DI	DRAIN INLET
E	EAST
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GP	GUARD POST
GS	GUARD SHACK
LP	LIGHT POLE
MS	MONUMENT SIGN
N	NORTH
NE/LY	NORTHEASTERLY
N/WLY	NORTHWESTERLY
OH	OVERHANG
PIV	POST INDICATOR VALVE
P.L.	PROPERTY LINE
PP	POWER POLE
S	SOUTH
SCO	SEWER CLEAN OUT
S.E./LY	SOUTHEASTERLY
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SN	SIGN
S.W./LY	SOUTHWESTERLY
TE	TRASH ENCLOSURE
TMH	TELEPHONE MANHOLE
TR	TITLE REPORT
TW	TREE WELL
UV	UTILITY VAULT
W	WEST
W/	WITH
WF	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE

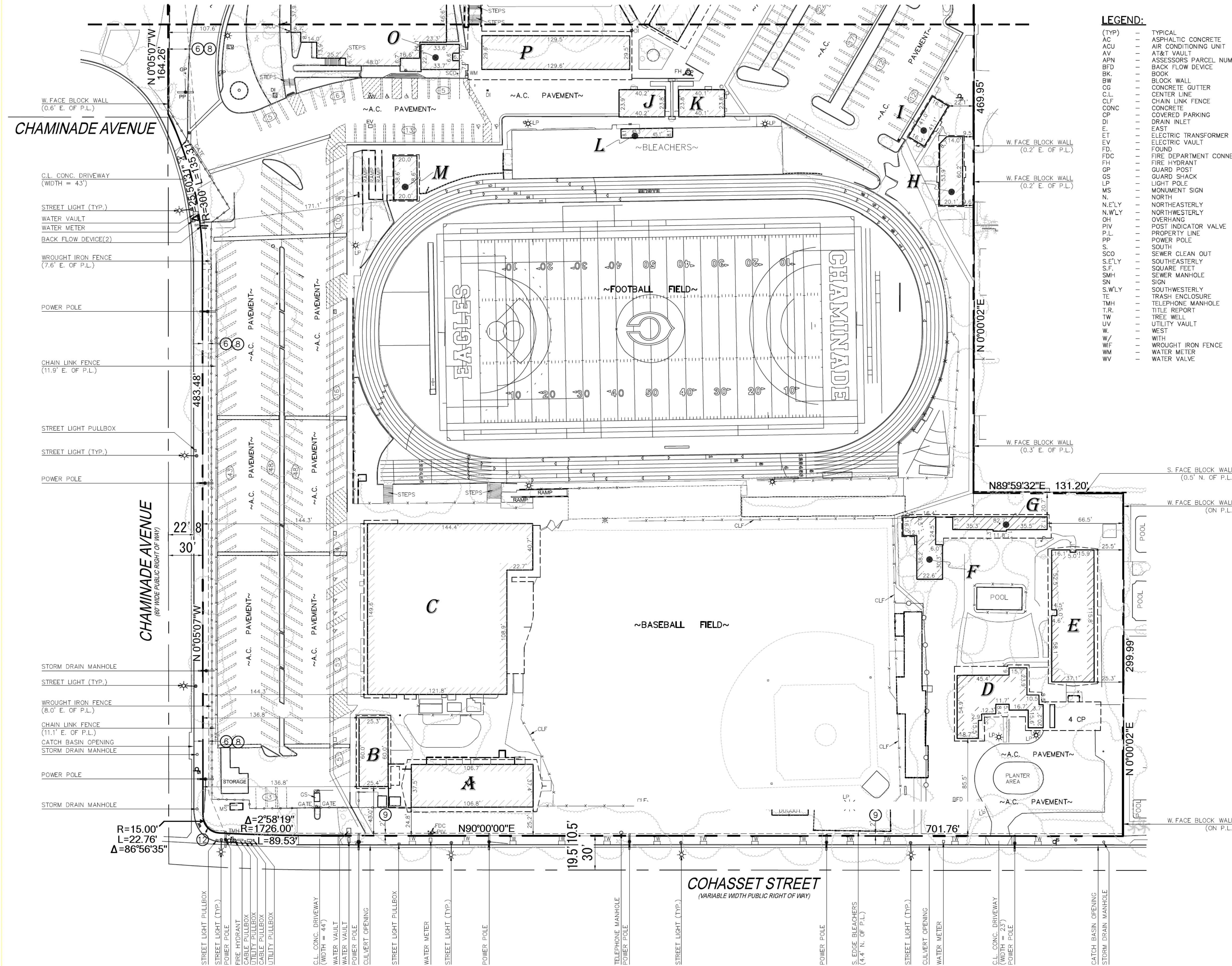
A = BUILDING 2 STORY STUCCO BUILDING BUILDING HEIGHT = 26± BUILDING AREA = 3,999 S.F.±	O = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 20± BUILDING AREA = 703 S.F.±
B = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 15± BUILDING AREA = 1,521 S.F.±	P = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 14± BUILDING AREA = 3,827 S.F.±
C = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 25± BUILDING AREA = 19,136 S.F.±	Q = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 14± BUILDING AREA = 3,821 S.F.±
D = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 14± BUILDING AREA = 2,795 S.F.±	R = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 14± BUILDING AREA = 3,652 S.F.±
E = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 14± BUILDING AREA = 4,260 S.F.±	S = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 14± BUILDING AREA = 3,656 S.F.±
F = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 20± BUILDING AREA = 1,284 S.F.±	T = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 14± BUILDING AREA = 6,825 S.F.±
G = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 11± BUILDING AREA = 947 S.F.±	U = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 19± BUILDING AREA = 5,243 S.F.±
H = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 12± BUILDING AREA = 1,193 S.F.±	V = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 14± BUILDING AREA = 3,198 S.F.±
I = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 12± BUILDING AREA = 668 S.F.±	W = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 30± BUILDING AREA = 8,167 S.F.±
J = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 13± BUILDING AREA = 959 S.F.±	X = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 30± BUILDING AREA = 3,065 S.F.±
K = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 13± BUILDING AREA = 959 S.F.±	Y = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 21± BUILDING AREA = 13,397 S.F.±
L = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 9± BUILDING AREA = 365 S.F.±	Z = BUILDING 2 STORY STUCCO BUILDING BUILDING HEIGHT = 33± BUILDING AREA = 13,621 S.F.±
M = BUILDING 1 STORY STUCCO BUILDING BUILDING HEIGHT = 15± BUILDING AREA = 771 S.F.±	
N = BUILDING "UNDETERMINED" STORIES STUCCO BUILDING BUILDING HEIGHT = 66± BUILDING AREA = 21,417 S.F.±	

MATCH LINE SEE SHEET 4 OF 12

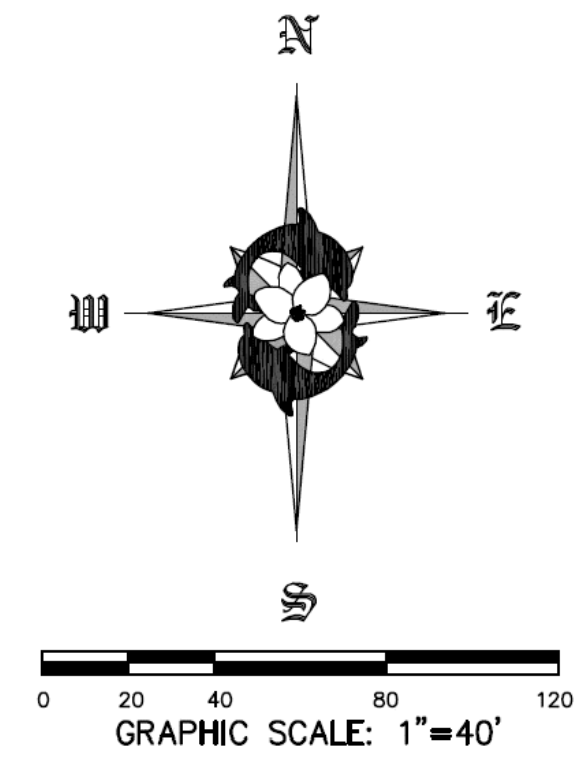
VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MATCH LINE SEE SHEET 3 OF 12



- LEGEND:**
- (TYP) TYPICAL
 - AC ASPHALTIC CONCRETE
 - ACU AIR CONDITIONING UNIT
 - AV AT&T VAULT
 - APN ASSESSOR'S PARCEL NUMBER
 - BFD BACK FLOW DEVICE
 - BK BOOK
 - BW BLOCK WALL
 - CG CONCRETE GUTTER
 - C.L. CENTER LINE
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - CP COVERED PARKING
 - DI DRAIN INLET
 - E EAST
 - ET ELECTRIC TRANSFORMER
 - EV ELECTRIC VAULT
 - FD FOUND
 - FDC FIRE DEPARTMENT CONNECTION
 - FH FIRE HYDRANT
 - GP GUARD POST
 - GS GUARD SHACK
 - LP LIGHT POLE
 - MS MONUMENT SIGN
 - N NORTH
 - N.E.LY NORTHEASTERLY
 - N.W.LY NORTHWESTERLY
 - OH OVERHANG
 - P.V. POST INDICATOR VALVE
 - P.L. PROPERTY LINE
 - PP POWER POLE
 - S SOUTH
 - SCO SEWER CLEAN OUT
 - S.E.LY SOUTHEASTERLY
 - S.F. SQUARE FEET
 - SMH SEWER MANHOLE
 - SN SIGN
 - S.W.LY SOUTHWESTERLY
 - TE TRASH ENCLOSURE
 - TMH TILE REPORT
 - T.R. TILE REPORT
 - TW TREE WELL
 - UV UTILITY VAULT
 - W WEST
 - W/I WITH
 - WM WROUGHT IRON FENCE
 - WM WATER METER
 - WV WATER VALVE



- A = BUILDING**
2 STORY STUCCO BUILDING
BUILDING HEIGHT = 26'±
BUILDING AREA = 3,999 S.F.±
- B = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 15'±
BUILDING AREA = 1,521 S.F.±
- C = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 25'±
BUILDING AREA = 19,136 S.F.±
- D = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 14'±
BUILDING AREA = 2,795 S.F.±
- E = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 14'±
BUILDING AREA = 4,260 S.F.±
- F = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 20'±
BUILDING AREA = 1,284 S.F.±
- G = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 11'±
BUILDING AREA = 947 S.F.±
- H = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 12'±
BUILDING AREA = 1,193 S.F.±
- I = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 12'±
BUILDING AREA = 668 S.F.±
- J = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 13'±
BUILDING AREA = 959 S.F.±
- K = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 13'±
BUILDING AREA = 959 S.F.±
- L = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 9'±
BUILDING AREA = 365 S.F.±
- M = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 15'±
BUILDING AREA = 771 S.F.±
- N = BUILDING**
"UNDETERMINED" STORIES
STUCCO BUILDING
BUILDING HEIGHT = 66'±
BUILDING AREA = 21,417 S.F.±
- O = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 20'±
BUILDING AREA = 703 S.F.±
- P = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 14'±
BUILDING AREA = 3,827 S.F.±
- Q = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 14'±
BUILDING AREA = 19,136 S.F.±
- R = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 14'±
BUILDING AREA = 3,652 S.F.±
- S = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 14'±
BUILDING AREA = 3,656 S.F.±
- T = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 14'±
BUILDING AREA = 6,825 S.F.±
- U = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 19'±
BUILDING AREA = 5,243 S.F.±
- V = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 14'±
BUILDING AREA = 3,198 S.F.±
- W = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 12'±
BUILDING AREA = 8,167 S.F.±
- X = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 30'±
BUILDING AREA = 3,065 S.F.±
- Y = BUILDING**
1 STORY STUCCO BUILDING
BUILDING HEIGHT = 21'±
BUILDING AREA = 13,397 S.F.±
- Z = BUILDING**
2 STORY STUCCO BUILDING
BUILDING HEIGHT = 33'±
BUILDING AREA = 13,621 S.F.±

VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SEE SHEETS 3 & 4 OF 12 FOR MAPS PERTAINING TO NOTES HEREON

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES (WEST HILLS AREA), IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, OF TRACT NO. 26072, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 676, PAGES 76 AND 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-HALF OF ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LOCATED NOT LESS THAN 500 FEET BENEATH THE GROUND; HOWEVER, THERE SHALL BE NO RIGHT OF SURFACE ENTRY, AS RESERVED BY JAMES R. PIERCE, ET AL., IN THE DEED RECORDED OCTOBER 19, 1960 AS INSTRUMENT NO. 1453 IN BOOK D1010 PAGE 429, OFFICIAL RECORDS, AFFECTING ALL OF LOTS 1 AND 2 EXCEPTS THAT PORTION INCLUDED WITHIN THE SOUTHERLY 305.00 FEET OF THE EASTERLY 627.04 FEET OF LOT 19 OF TRACT NO. 2500, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 9 AND 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE WEST 41.16 FEET OF LOT 36 OF SAID TRACT.

PARCEL 2:

THOSE PORTIONS OF LOT 19 AND LOT 35 OF TRACT NO. 2500, AS PER MAP RECORDED IN BOOK 28 PAGES 9 AND 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SATICOY STREET, DISTANT WEST 372.37 FEET FROM THE NORTHEAST CORNER OF SAID LOT 35; THENCE WEST ALONG THE WESTERLY PROLONGATION OF SAID SOUTH LINE OF SATICOY STREET, 359.13 FEET; THENCE NORTH 25 FEET; THENCE NORTH 12' 03" WEST 40 FEET; THENCE NORTH 14' 16" 30" WEST 45.22 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 400 FEET A DISTANCE OF 222.82 FEET; THENCE NORTH 46' 11 30" WEST AND TANGENT TO SAID LAST MENTIONED CURVE A DISTANCE OF 303.39 FEET TO THE NORTH LINE OF SAID LOT 19; THENCE EAST 201.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 33' 04" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 19, A DISTANCE OF 429.95 FEET; THENCE SOUTHEASTERLY ALONG A CURVE IN THE NORTHEAST LINE OF SAID LOTS CONCAVE TO THE NORTHEAST TANGENT AT ITS POINT OF BEGINNING TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 325 FEET AN ARC DISTANCE OF 322.94 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING NORTH OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 34 OF SAID TRACT.

APN: 2027-005-009, 2027-005-002

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- Ⓐ EAST FACE BLOCK WALL LIES 0.2' EAST OF THE PROPERTY LINE.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C1275F, EFFECTIVE ON 9/26/2008

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE, 725 SOUTH FIGUEROA STREET, SUITE 200, LOS ANGELES, CA 90017 PHONE: (213) 488-4371
ORDER NO.: 00179959-997-LT1-JC4 TITLE OFFICER: JORDAN CURIEL DATED: JUNE 23, 2022

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- ① EASEMENT(S) FOR POLE LINES, CANALS, DITCHES, CONDUITS AND PIPE LINES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT BY TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, RECORDED FEBRUARY 14, 1922, IN BOOK 889, PAGE 151, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID EASEMENT CAN NOT BE DETERMINED FROM RECORD.
- ② PROVISIONS IN A DEED PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS ON SAID LAND RECORDED FEBRUARY 14, 1922, IN BOOK 889, PAGE 151, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ③ AN INSTRUMENT ENTITLED "AFFIDAVIT AND AGREEMENT", EXECUTED BY JACK SONNERS, IN FAVOR OF CITY OF LOS ANGELES, RECORDED MAY 24, 1949, AS INSTRUMENT NO. 3015, IN BOOK 30164, PAGE 98, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ④ COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS RECORDED FEBRUARY 16, 1961, AS INSTRUMENT NO. 5020, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑤ AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING AND USES" EXECUTED BY JULES B. SCHREIBER AND BURT SCHREIBER IN FAVOR OF CITY OF LOS ANGELES, RECORDED MAY 12, 1961, AS INSTRUMENT NO. 4481, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑥ EASEMENT(S) FOR PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON TRACT NO. 26072, RECORDED SEPTEMBER 18, 1961, IN BOOK 676, PAGES 76 AND 77 OF MAPS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑦ PROVISIONS OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW, WHICH OFFER THE LAND FOR FUTURE STREET OR ALLEY AND RESTRICT THE USE THEREOF SUBDIVISION TRACT NO. 26072. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑧ EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION RECORDED NOVEMBER 6, 1961, AS INSTRUMENT NO. 3470, IN BOOK D1411, PAGE 275, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑨ EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION RECORDED MARCH 26, 1962, AS INSTRUMENT NO. 3510, IN BOOK D1556, PAGE 248, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑩ AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING" EXECUTED BY HUGH HOGANSON, S.M. AND WILLIAM A. O'CONNELL, S.M., IN FAVOR OF CITY OF LOS ANGELES, RECORDED SEPTEMBER 18, 1964, AS INSTRUMENT NO. 5754, IN BOOK M1623, PAGE 856, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID YARDS CAN NOT BE DETERMINED FROM RECORD. THE BUILDING LOCATED AT THE TIME OF SURVEY DOES NOT APPEAR TO BE THE SAME BUILDING SHOWN IN THE DOCUMENT OF RECORD.
- ⑪ AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF YARDS FOR AN OVERSIZED BUILDING" EXECUTED BY CHAMINADE PREPARATORY CORPORATION, IN FAVOR OF CITY OF LOS ANGELES, RECORDED JULY 28, 1980, AS INSTRUMENT NO. 80-715655, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID YARDS CAN NOT BE DETERMINED FROM RECORD. THE BUILDING LOCATED AT THE TIME OF SURVEY DOES NOT APPEAR TO BE THE SAME BUILDING SHOWN IN THE DOCUMENT OF RECORD.

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

- ⑫ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PUBLIC STREET, RECORDED FEBRUARY 12, 1988, AS INSTRUMENT NO. 88-200436, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑬ AN INSTRUMENT ENTITLED "LOS ANGELES CITY PLANNING DEPARTMENT ZONE CHANGE, COMMISSION CONDITIONAL USE, ZONE BOUNDARY ADJUSTMENT SPECIFIC PLAN EXCEPTION COVENANT AND AGREEMENT FORM" EXECUTED BY CHAMINADE COLLEGE PREPARATORY, IN FAVOR OF CITY OF LOS ANGELES, RECORDED APRIL 20, 1988, AS INSTRUMENT NO. 88-540702, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑭ AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" EXECUTED BY CHAMINADE COLLEGE PREPARATORY, IN FAVOR OF CITY OF LOS ANGELES, RECORDED AUGUST 15, 2003, RECORDING NO. 03-2372147, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑮ COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS RECORDED SEPTEMBER 12, 2003, RECORDING NO. 03-2687795, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑯ AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" EXECUTED BY CHAMINADE COLLEGE PREPARATORY, IN FAVOR OF CITY OF LOS ANGELES, RECORDED SEPTEMBER 26 2003, RECORDING NO. 03-2864432, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑰ AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE" EXECUTED BY JAMES V. ADAMS, IN FAVOR OF CITY OF LOS ANGELES, RECORDED DECEMBER 15, 2003, RECORDING NO. 03-3782215 RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑱ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PUBLIC STREET AND SIDEWALK, RECORDED JANUARY 15, 2004, RECORDING NO. 04-0110269, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑲ AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" EXECUTED BY JAMES V. ADAMS, IN FAVOR OF CITY OF LOS ANGELES, RECORDED MAY 13, 2008, RECORDING NO. 20080849631, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑳ AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE STORMWATER TREATMENT DEVICES MAINTENANCE" EXECUTED BY CHAMINADE COLLEGE PREPARATORY IN FAVOR OF CITY OF LOS ANGELES RECORDED APRIL 6, 2010, RECORDING NO. 20100463011, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ㉑ AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" EXECUTED BY JAMES V. ADAMS IN FAVOR OF CITY OF LOS ANGELES, RECORDED APRIL 7, 2010, RECORDING NO. 20100472805, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ㉒ AN INSTRUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" EXECUTED BY JAMES V. ADAMS IN FAVOR OF CITY OF LOS ANGELES, RECORDED APRIL 7, 2010, RECORDING NO. 20100472806, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ㉓ AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING (GRAFFITI REMOVAL) EXECUTED BY CHAMINADE COLLEGE PREPARATORY, IN FAVOR OF CITY OF LOS ANGELES RECORDED JUNE 23, 2010, RECORDING NO. 20100860199, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ㉔ AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF ON-SITE DIGITAL SIGNS" EXECUTED BY JAMES V. ADAMS, IN FAVOR OF CITY OF LOS ANGELES, RECORDED AUGUST 1, 2013, RECORDING NO. 20131131605, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

BASIS OF BEARINGS:

THE BEARING OF N 90°00'00" E (EAST) BEING THE CENTERLINE OF COHASSET STREET AS SHOWN ON TRACT NO. 26072, FILED IN BOOK 676, PAGES 76 AND 77 OF MAPS IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTE:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

UTILITY NOTE:

THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE. THE SUBJECT PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATION.

LAND AREA:

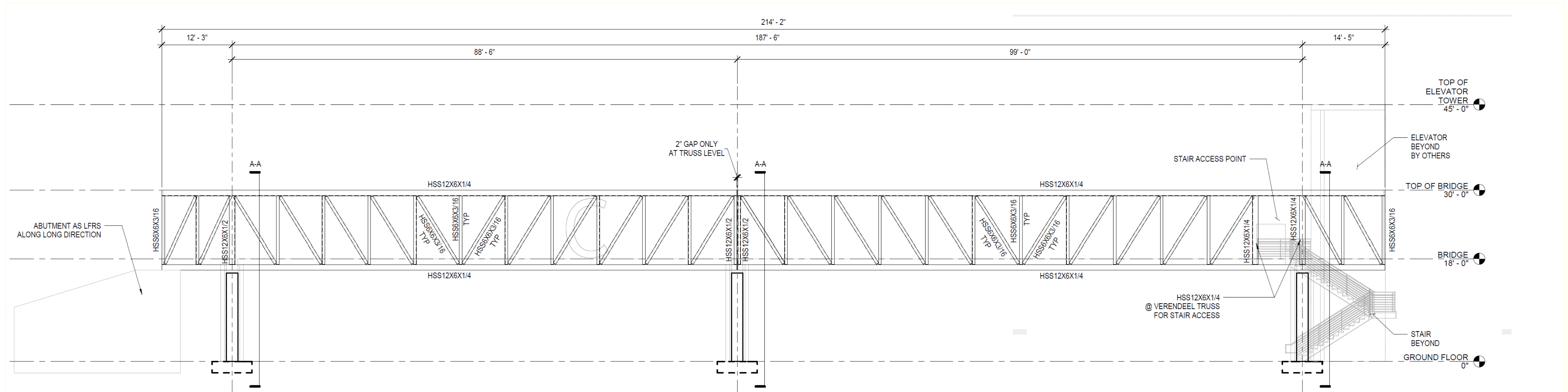
928,468 SQUARE FEET
21.315 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	447
HANDICAP	11
COVERED	4
TOTAL	462

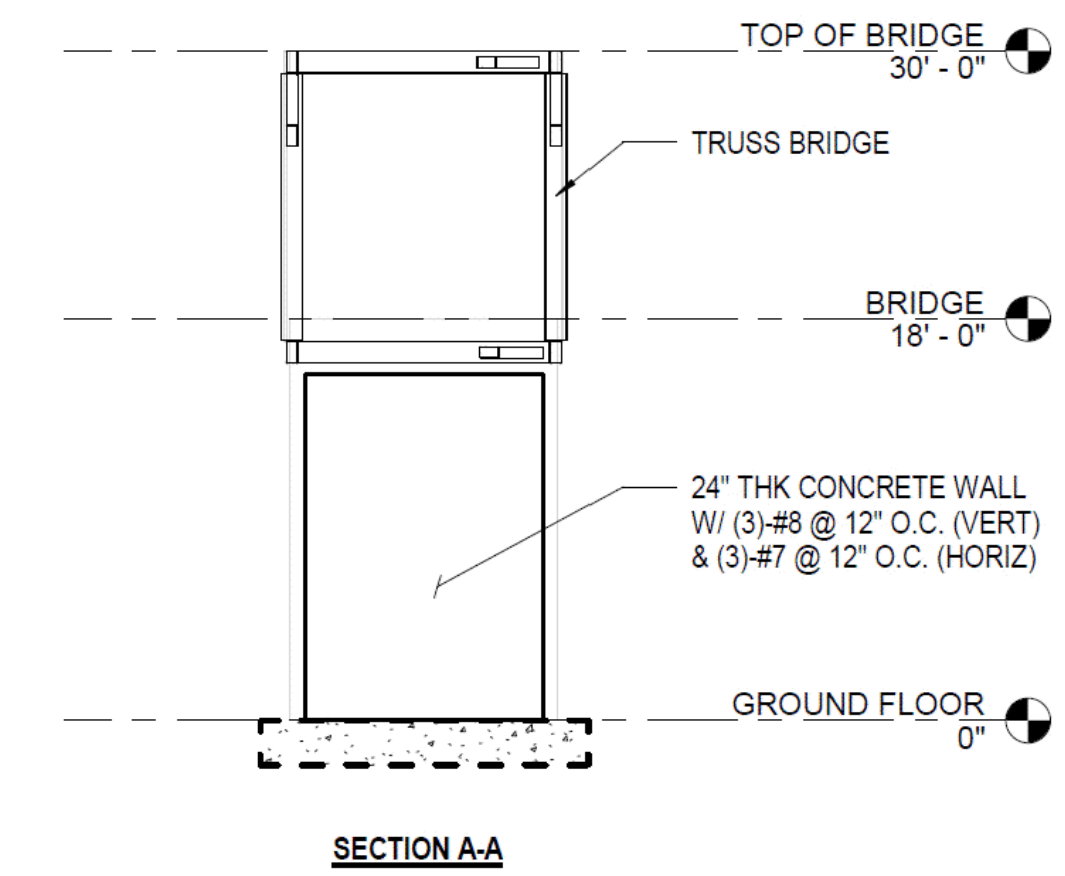
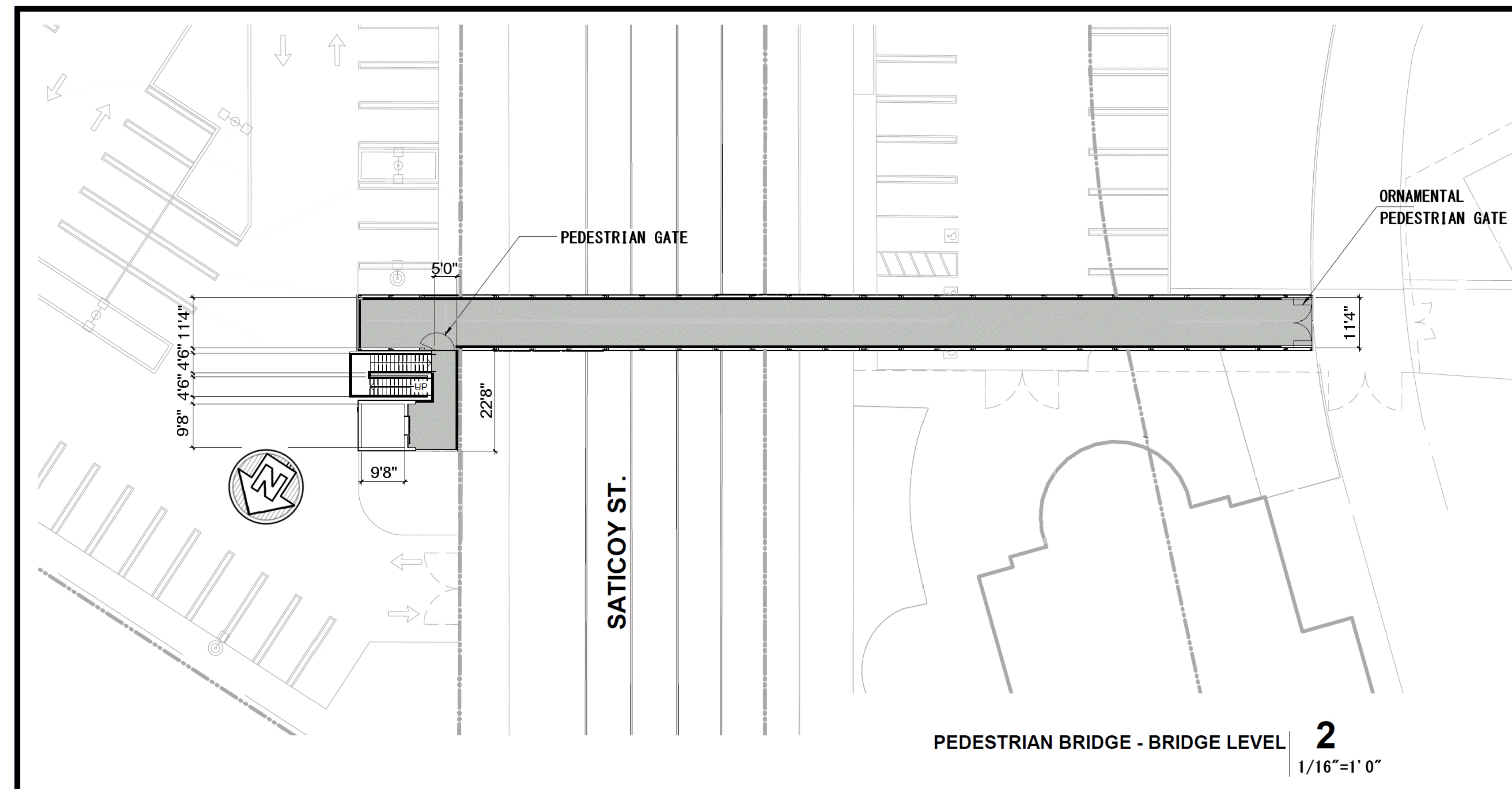


VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



1 BRIDGE FRAMING ELEVATION
 S-6.1 1/8"=1' 0"
 REF DET:1 S-2.1



2 SECTION A-A
 S-6.1 1/8"=1' 0"
 REF DET:1 S-2.1



VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Appendix A.1: Tree Locations on Project Survey L1.1

PROJECT SUMMARY	
Site Address	7500 Chaminade Ave, West Hills, CA 91304
Location and/or Specific Plan	Chatsworth
Project Description	New Buildings and Revised Campus Plans
Number of Protected Trees on Site	0

KEY	
	Non-Protected Significant Tree
	Non-Protected Tree
	Gone
	Tree For Removal
	Street Tree

HM

3561003-000

3546 CONCOURS STREET
ONTARIO, CA 91764
909 989 9979 / www.hmcarchitects.com

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hazard Street
San Diego, California 92110
619 661 0080
spurlock-land.com

DESCRIPTION	DATE

KEYNOTES

FACILITY:

7500 CHAMINADE AVE.
WEST HILLS, CA 91304

PROJECT:
CHAMINADE COLLEGE PREP HIGH SCHOOL CUP

SHEET NAME:
EXISTING TREE SURVEY

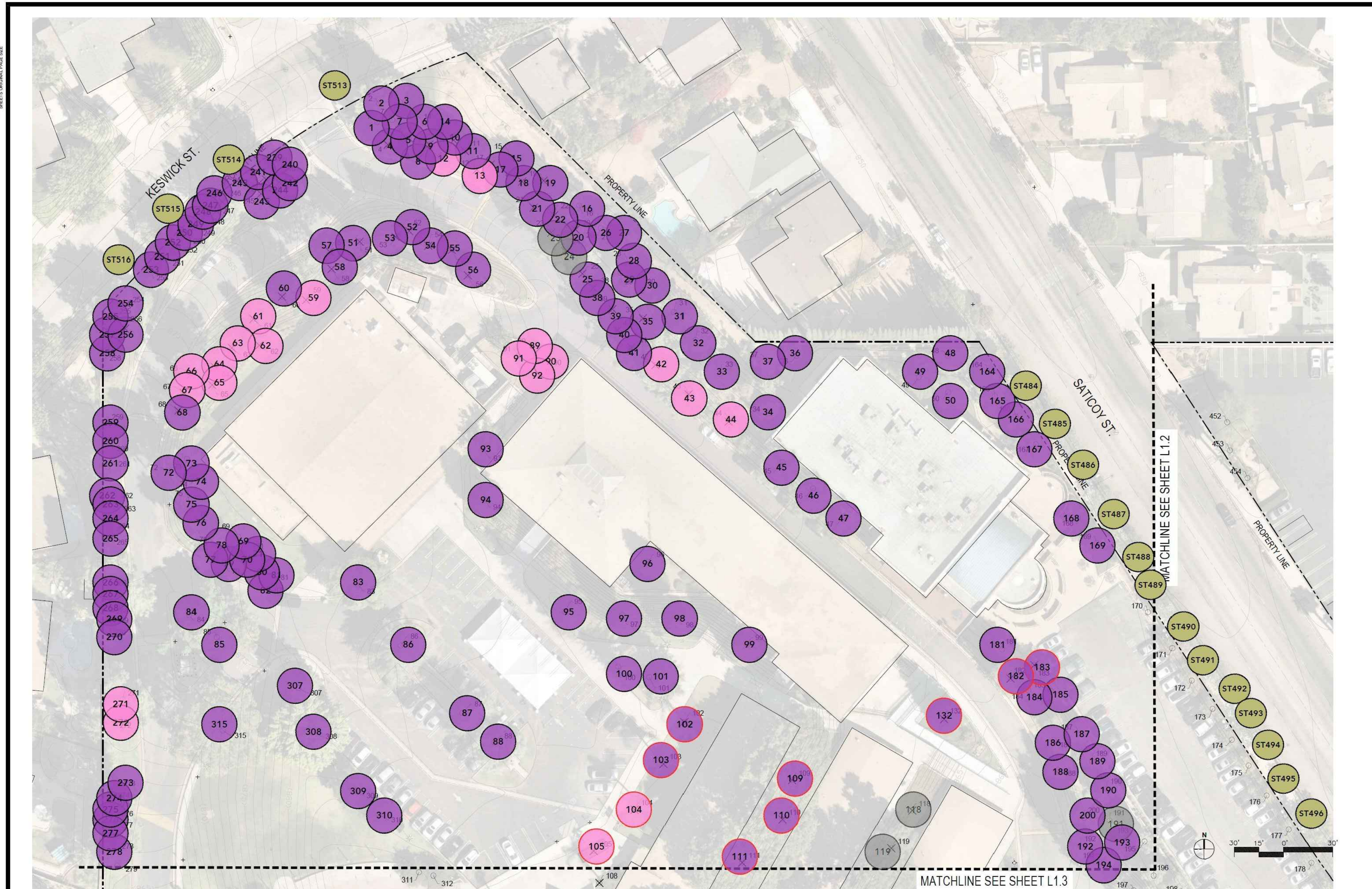
CUP SUBMITTAL

DATE: 03/11/22

CLIENT PROJ NO:

SHEET:

L1.1

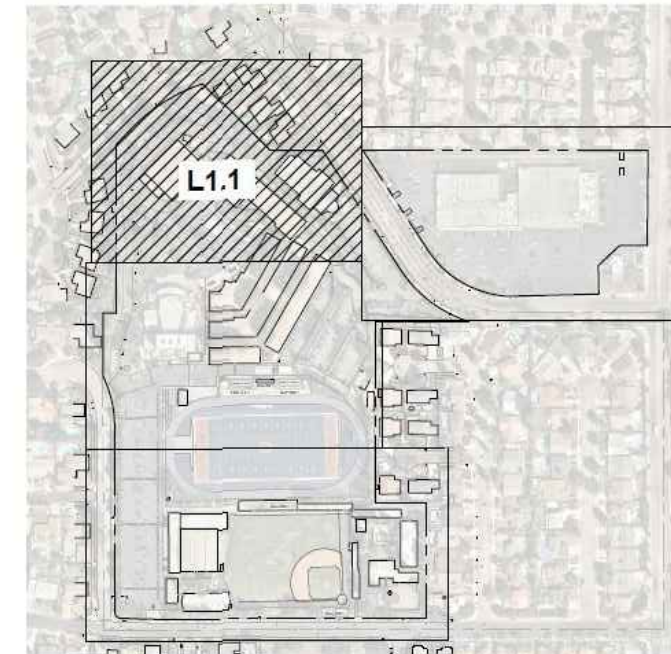


LEGEND

- # EXISTING TREE TO REMAIN
- # EXISTING TREE TO BE REMOVED

NOTE: SEE "PROTECTED TREE REPORT" PREPARED BY LISA SMITH OF THE TREE RESOURCE COMPANY (CONSULTING ARBORIST) FOR EXISTING TREE TABLE AND CALCULATIONS.

11/29/2021 5:13:25 PM



KEY MAP: NTS

PLEASE RECYCLE ♻️



VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Appendix A.1: Tree Locations on Project Survey L1.2

PROJECT SUMMARY	
Site Address	7500 Chaminade Ave, West Hills, CA 91304
Location and/or Specific Plan	Chatsworth
Project Description	New Buildings and Revised Campus Plans
Number of Protected Trees on Site	0

KEY	
	Non-Protected Significant Tree
	Non-Protected Tree
	Gone
	Tree For Removal
	Street Tree

3561003-000

3548 CONCOURS STREET
ONTARIO, CA 91764
909 989 9979 / www.hmcarhitects.com

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.981.0090
spurlock-land.com

DESCRIPTION DATE

KEYNOTES

FACILITY:

7500 CHAMINADE AVE.
WEST HILLS, CA 91304

PROJECT:
CHAMINADE COLLEGE PREP HIGH SCHOOL CUP

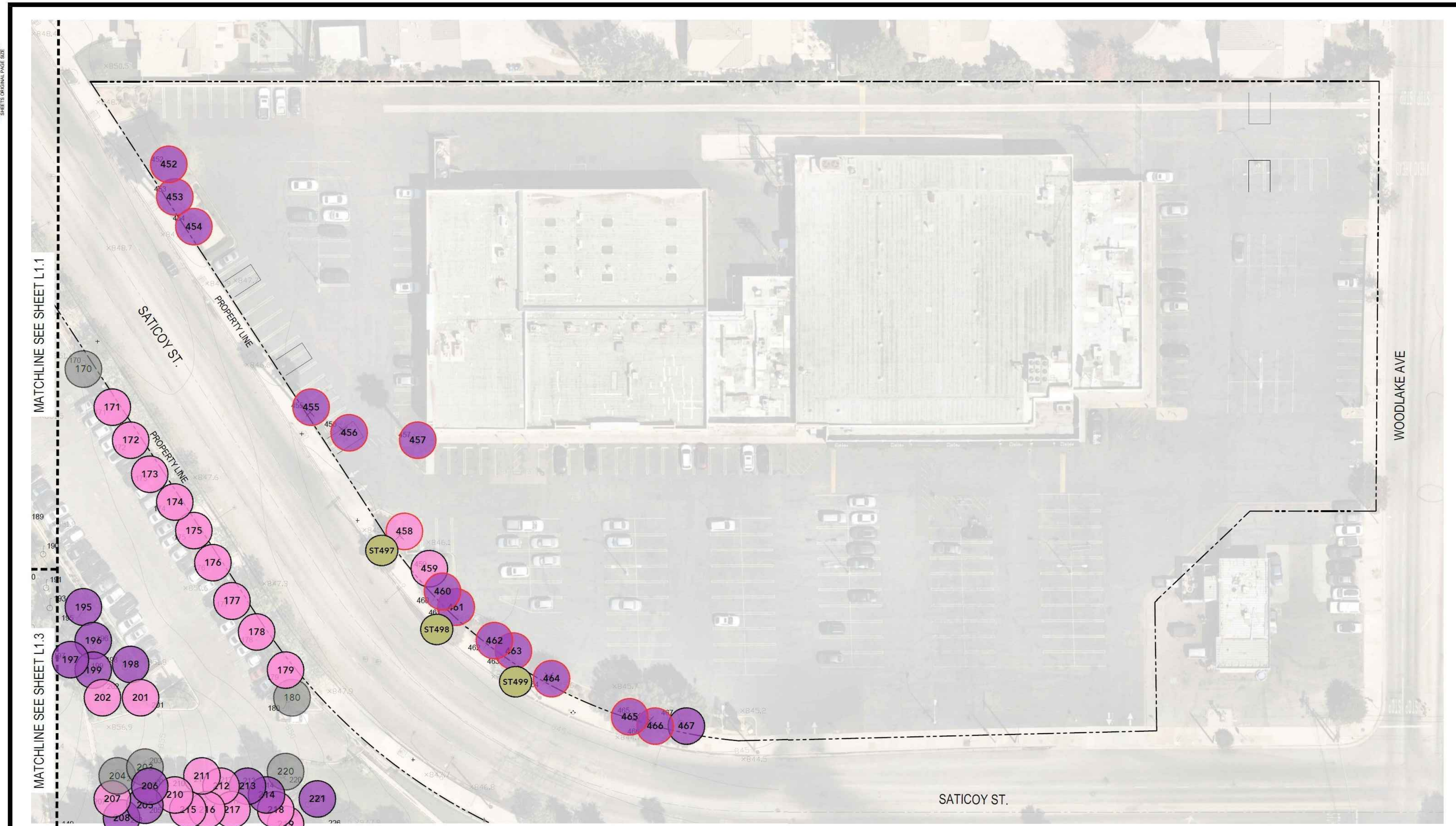
SHEET NAME:
EXISTING TREE SURVEY

CUP SUBMITTAL

DATE: 03/11/22 CLIENT PROJ NO.

SHEET:

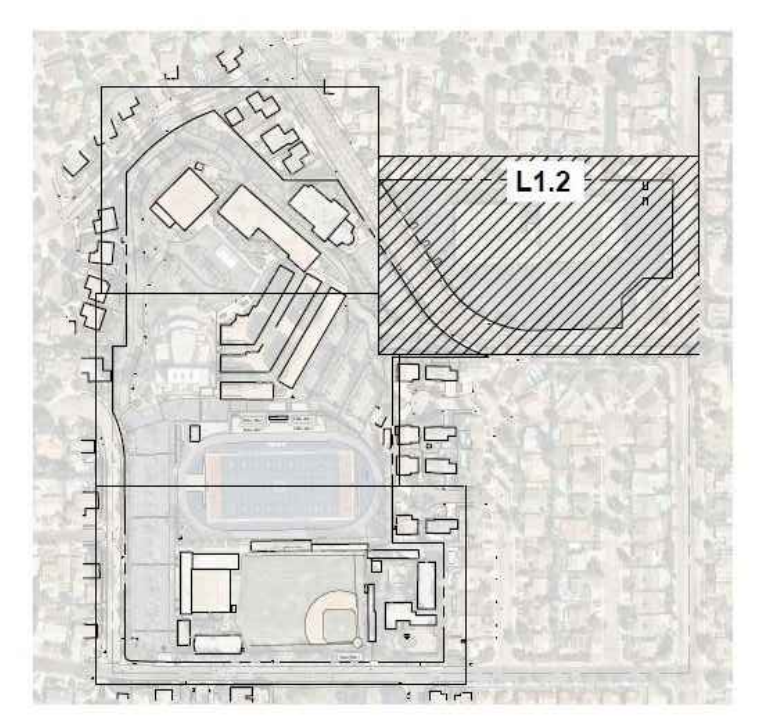
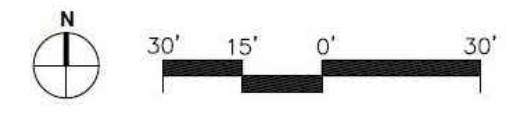
L1.2



LEGEND

- # EXISTING TREE TO REMAIN
- # EXISTING TREE TO BE REMOVED

NOTE: SEE "PROTECTED TREE REPORT" PREPARED BY LISA SMITH OF THE TREE RESOURCE COMPANY (CONSULTING ARBORIST) FOR EXISTING TREE TABLE AND CALCULATIONS.



KEY MAP: NTS

PLEASE RECYCLE

11/29/2021 5:13:25 PM



VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Appendix A.1: Tree Locations on Project Survey L1.3

PROJECT SUMMARY	
Site Address	7500 Chaminade Ave, West Hills, CA 91304
Location and/or Specific Plan	Chatsworth
Project Description	New Buildings and Revised Campus Plans
Number of Protected Trees on Site	0
Number of Recommended Removals	

KEY	
	Non-Protected Significant Tree
	Non-Protected Tree
	Gone
	Tree For Removal

3561003-000

3546 CONCOURS STREET
ONTARIO, CA 91764
909 989 9979 / www.hmcarchitects.com

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.681.0080
spurlock-land.com

DESCRIPTION _____ DATE _____

KEYNOTES _____

FACILITY: _____

7500 CHAMINADE AVE.
WEST HILLS, CA 91304

PROJECT:
CHAMINADE COLLEGE PREP HIGH SCHOOL CUP

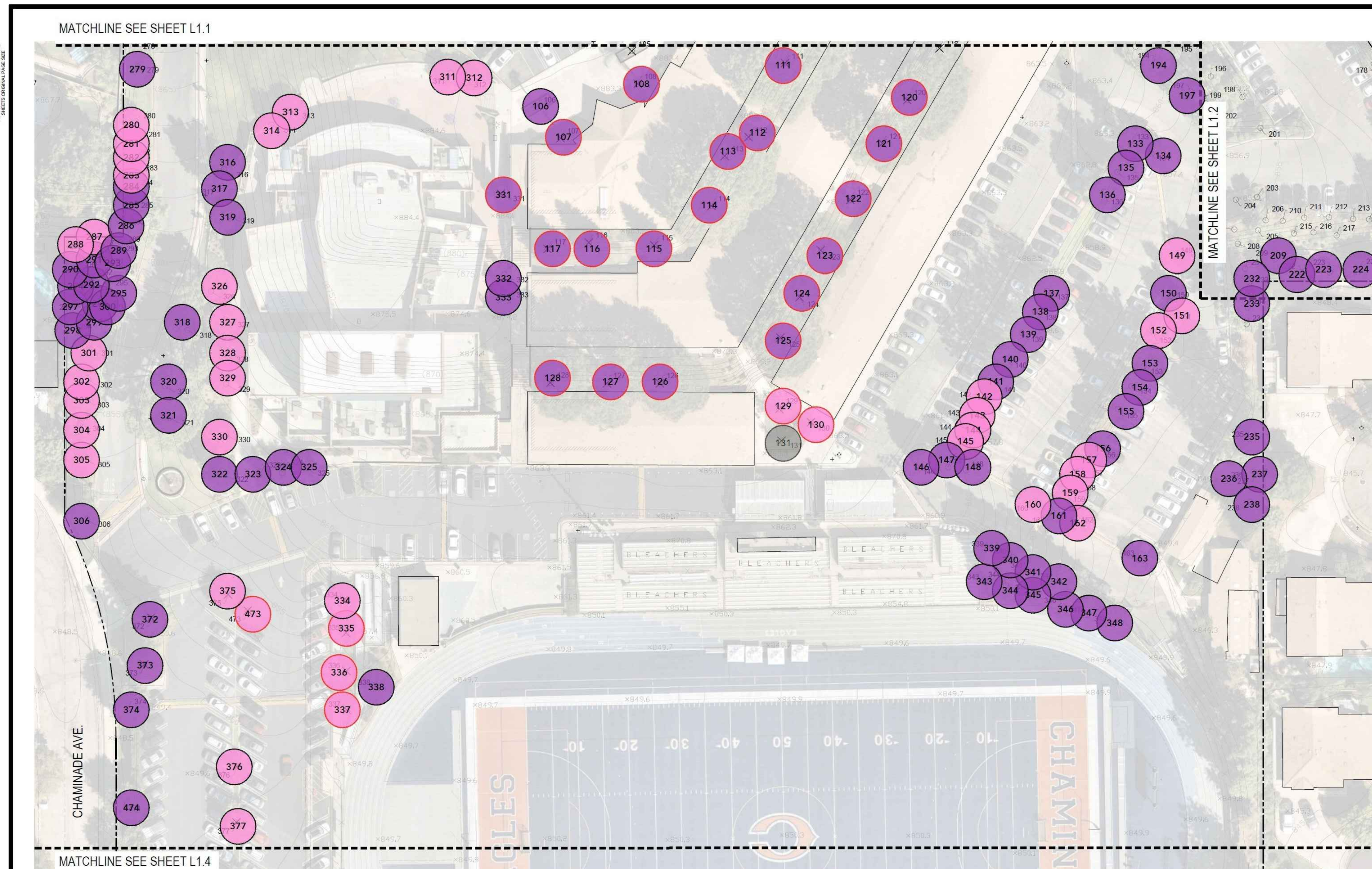
SHEET NAME:
EXISTING TREE SURVEY

CUP SUBMITTAL

DATE: 03/11/22 CLIENT PROJ NO: _____

SHEET: _____

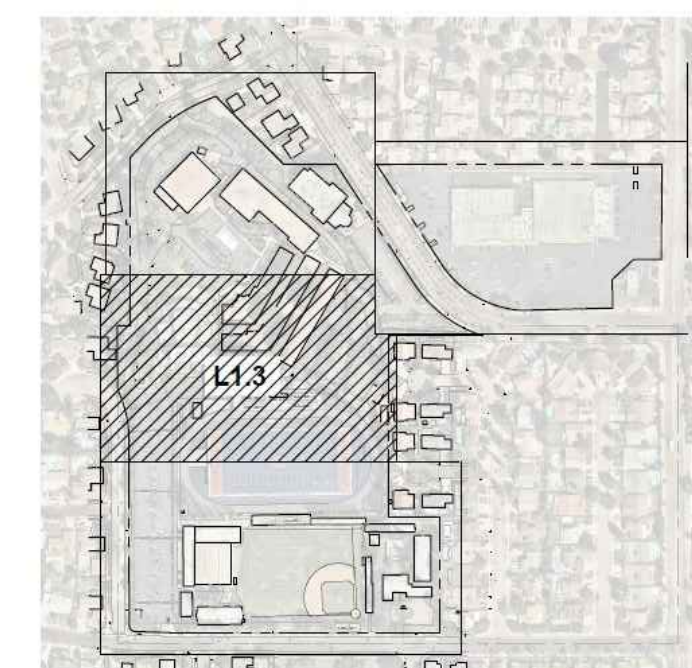
L1.3



LEGEND

- # EXISTING TREE TO REMAIN
- # EXISTING TREE TO BE REMOVED

NOTE: SEE "PROTECTED TREE REPORT" PREPARED BY LISA SMITH OF THE TREE RESOURCE COMPANY (CONSULTING ARBORIST) FOR EXISTING TREE TABLE AND CALCULATIONS.



KEY MAP: NTS

PLEASE RECYCLE

11/29/2021 5:13:25 PM



VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Appendix A.1: Tree Locations on Project Survey L1.4

PROJECT SUMMARY	
Site Address	7500 Chaminade Ave, West Hills, CA 91304
Location and/or Specific Plan	Chatsworth
Project Description	New Buildings and Revised Campus Plans
Number of Protected Trees on Site	0

KEY	
	Non-Protected Significant Tree
	Non-Protected Tree
	Gone
	Street Tree
	Tree For Removal

3546 CONCOURS STREET
ONTARIO, CA 91764
951.959.9979 | www.bmcarchitects.com

SPURLOCK
LANDSCAPE ARCHITECTS
3123 El Comodoro Street
San Diego, California 92110
619.681.0080
spurlock@bmc.com

DESCRIPTION	DATE

KEYNOTES

FACILITY:

7500 CHAMINADE AVE.
WEST HILLS, CA 91304

PROJECT:
CHAMINADE COLLEGE PREP HIGH SCHOOL CUP

SHEET NAME:
EXISTING TREE SURVEY

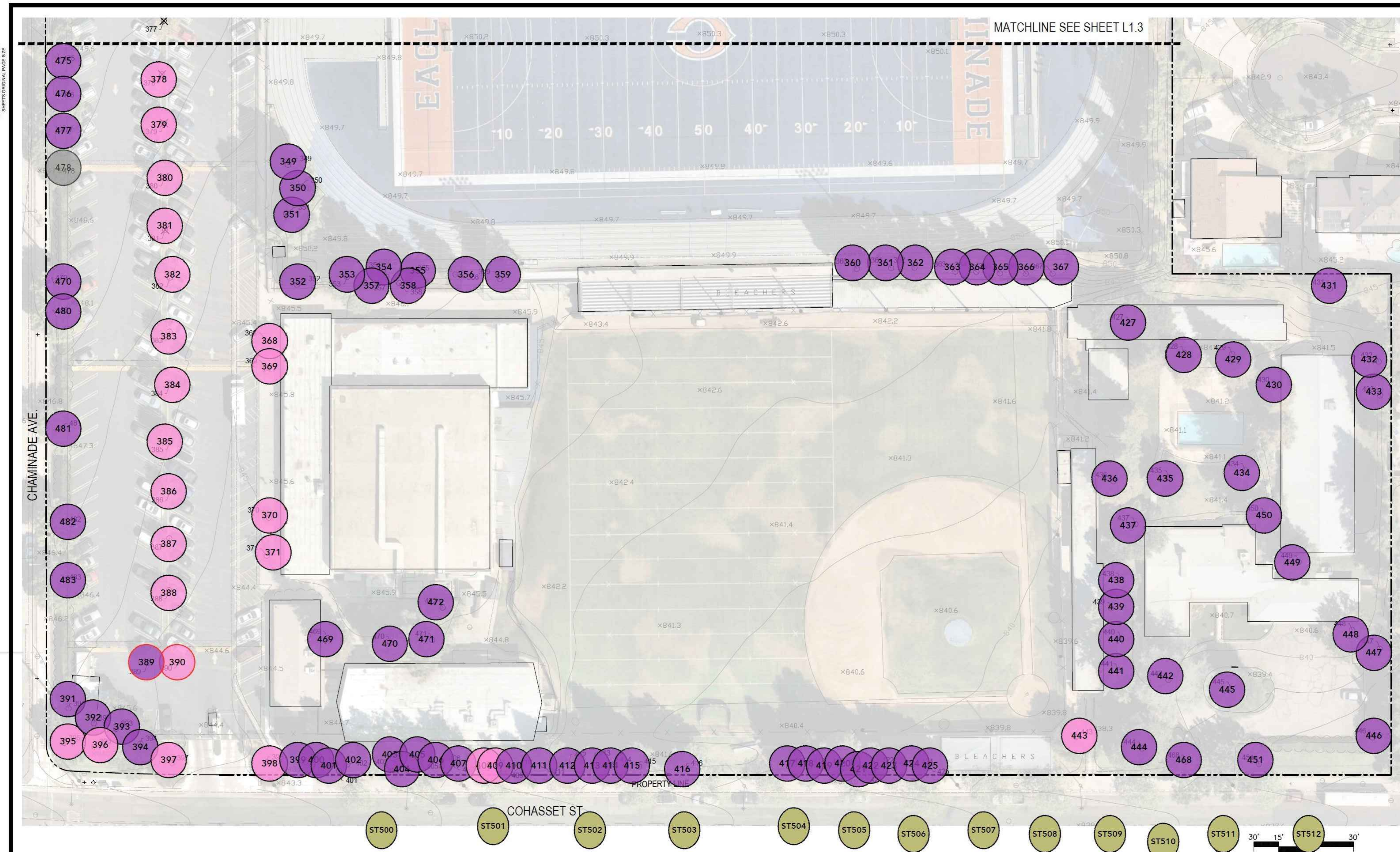
CUP SUBMITTAL

DATE: 03/11/22

CLIENT PROJ NO:

SHEET:

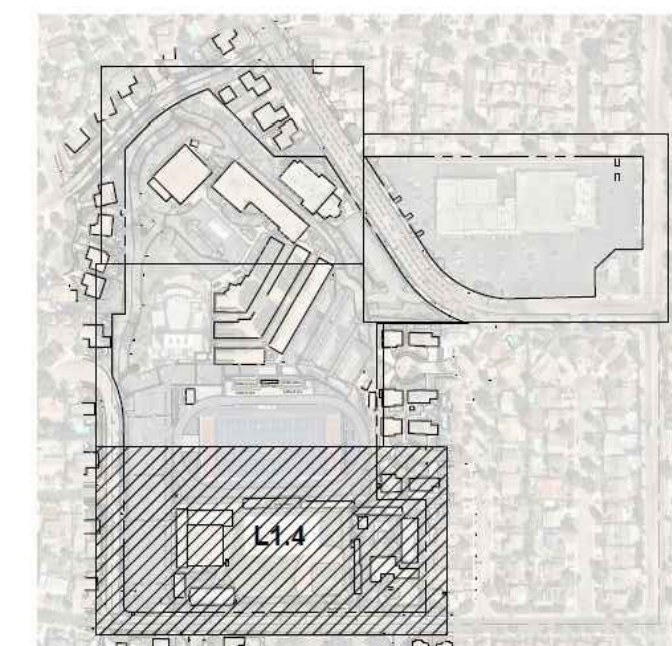
L1.4



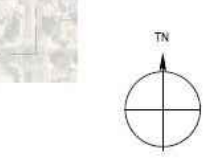
LEGEND

- # EXISTING TREE TO REMAIN
- # EXISTING TREE TO BE REMOVED

NOTE: SEE "PROTECTED TREE REPORT" PREPARED BY LISA SMITH OF THE TREE RESOURCE COMPANY (CONSULTING ARBORIST) FOR EXISTING TREE TABLE AND CALCULATIONS.



KEY MAP: NTS



PLEASE RECYCLE

11/28/2021 1:13:25 PM

VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

3561001000

3546 CONCOURS STREET
ONTARIO, CA 91764
909.989.9979 / www.hmcarchitects.com

DESCRIPTION	DATE
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SHEET NOTES:

1. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTIONAL AGENCIES.
2. PROVIDE A HAUL ROUTE AS REQUIRED BY THE JURISDICTIONAL AGENCIES.
3. NO GRADING WORK SHALL BE PERFORMED AT ANY TIME WITHOUT AN EROSION CONTROL SYSTEM APPROVED BY ENGINEER. BETWEEN NOVEMBER 1 AND APRIL 15, ANY GRADING WORK SHALL BE PERFORMED WITH AN EROSION CONTROL SYSTEM APPROVED BY THE ENGINEER AND THE JURISDICTIONAL DISTRICT.
4. CONSTRUCT DESIGN GRADES SHOWN ON PLAN. CONSTRUCT STRAIGHT GRADES BETWEEN INDICATED ELEVATIONS UNLESS INTERRUPTED BY A GRADE CHANGE LINE. ANY DEVIATIONS FORM THE GRADING PLAN MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
5. CONTRACTOR SHALL RECOMPACT THE TOP 12" OF THE PAVING SUB GRADE TO 95% MAXIMUM RELATIVE DENSITY.
6. THE CONTRACTOR SHALL NOT BEGIN THE PAVING OPERATION UNTIL THE SUB GRADE HAS BEEN APPROVED BY THE DISTRICT RETAINED GEOTECHNICAL ENGINEER AND IOR.
7. THE CONTRACTOR IS ADVISED THAT THE APPROVAL OF THIS PLAN DOES NOT WAIVE THE REQUIREMENTS FOR EXCAVATIONS CONTAINED IN THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.
8. NO FILL TO BE PLACED, UNTIL THE GEOTECHNICAL ENGINEER OR IOR HAS INSPECTED AND APPROVED THE BOTTOM OF EXCAVATION.
9. ALL FILL OR BACK FILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 95% RELATIVE COMPACTION AS DETERMINED BY THE ASTM D-1557. ALL FILL INSTALLATION SHALL REQUIRE CERTIFICATION BY THE GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION INSTALLATION.

ESTIMATED EARTHWORK QUANTITY

ESTIMATED CUT = 18,764 CY
ESTIMATED FILL = 964 CY
NET VOLUME = 17,800 CY (EXPORT)

NOTES:

1. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES IN SURVEY. THE ESTIMATED EARTHWORK DOES NOT CONSIDER THE THICKNESS OF EACH PAVEMENT MATERIAL OR THE REMOVAL OF ANY UNSUITABLE MATERIAL.
2. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE FACTORS DUE TO COMPACTION.
3. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK. VCA IS NOT RESPONSIBLE AND LIABLE FOR THE CONTRACTOR'S EARTHWORK CALCULATIONS.
4. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ON-SITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ON-SITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.
5. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT ALL OTHER REQUIREMENTS THAT MAY BE REQUIRED IN ORDER TO CALCULATE THE CUT AND FILL QUANTITIES.

7500 Chaminade Ave,
West Hills, CA 91304

SHEET NAME: **SITE GRADING PLAN
MAIN CAMPUS**

CAMPUS PLAN

DATE: 03-10-2022

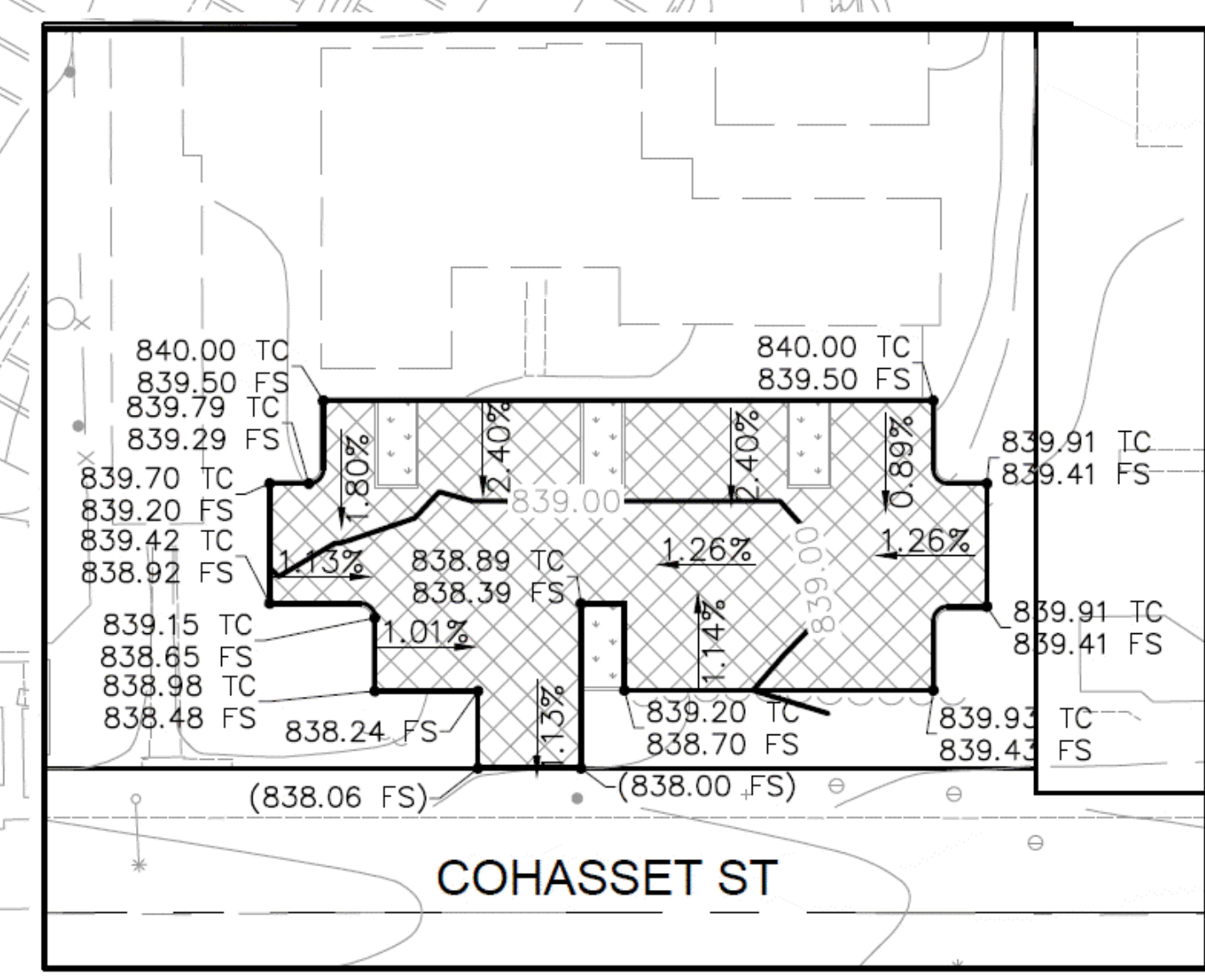
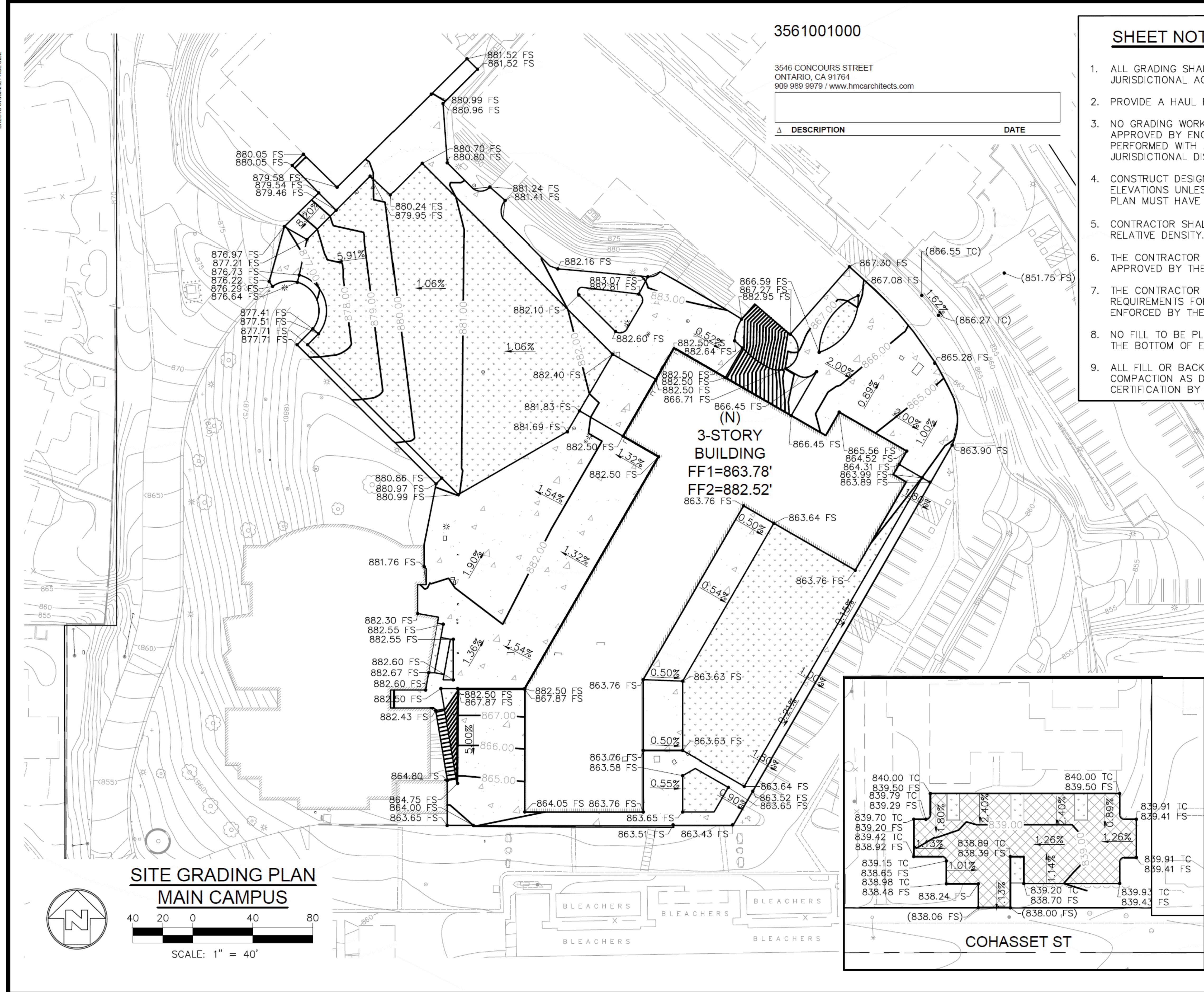
CLIENT PROJ NO:

SHEET:

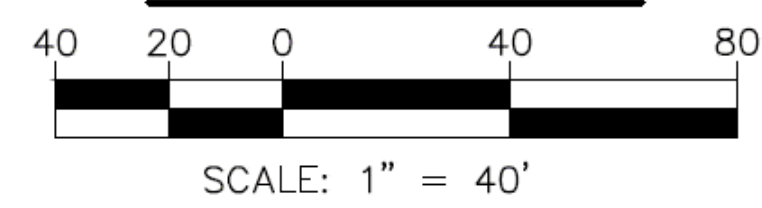
PROJECT:
CHAMINADE HIGH SCHOOL CUP

C-3.0

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SHEET'S ORIGINAL PAGE SIZE

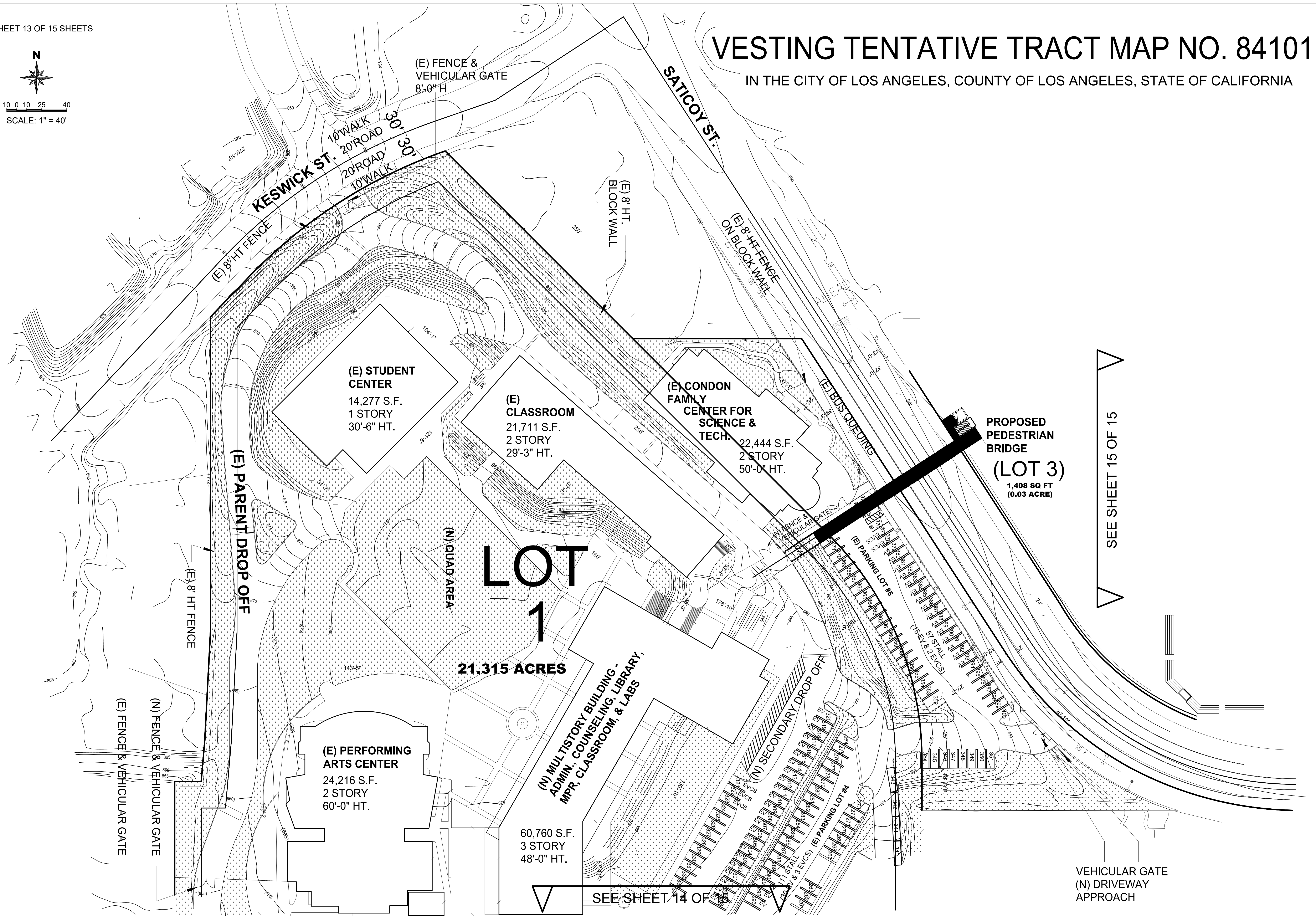
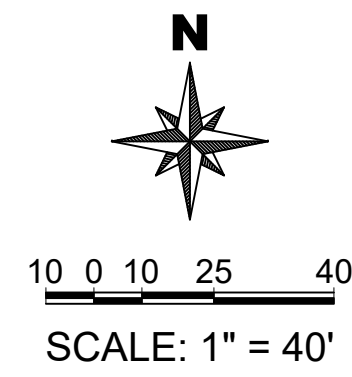


SITE GRADING PLAN MAIN CAMPUS



VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LOT 1

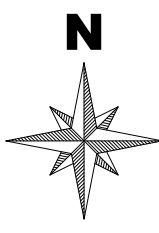
21.315 ACRES

PROPOSED
PEDESTRIAN
BRIDGE
(LOT 3)
1,408 SQ FT
(0.03 ACRE)

SEE SHEET 15 OF 15

SEE SHEET 14 OF 15

VEHICULAR GATE
(N) DRIVEWAY
APPROACH

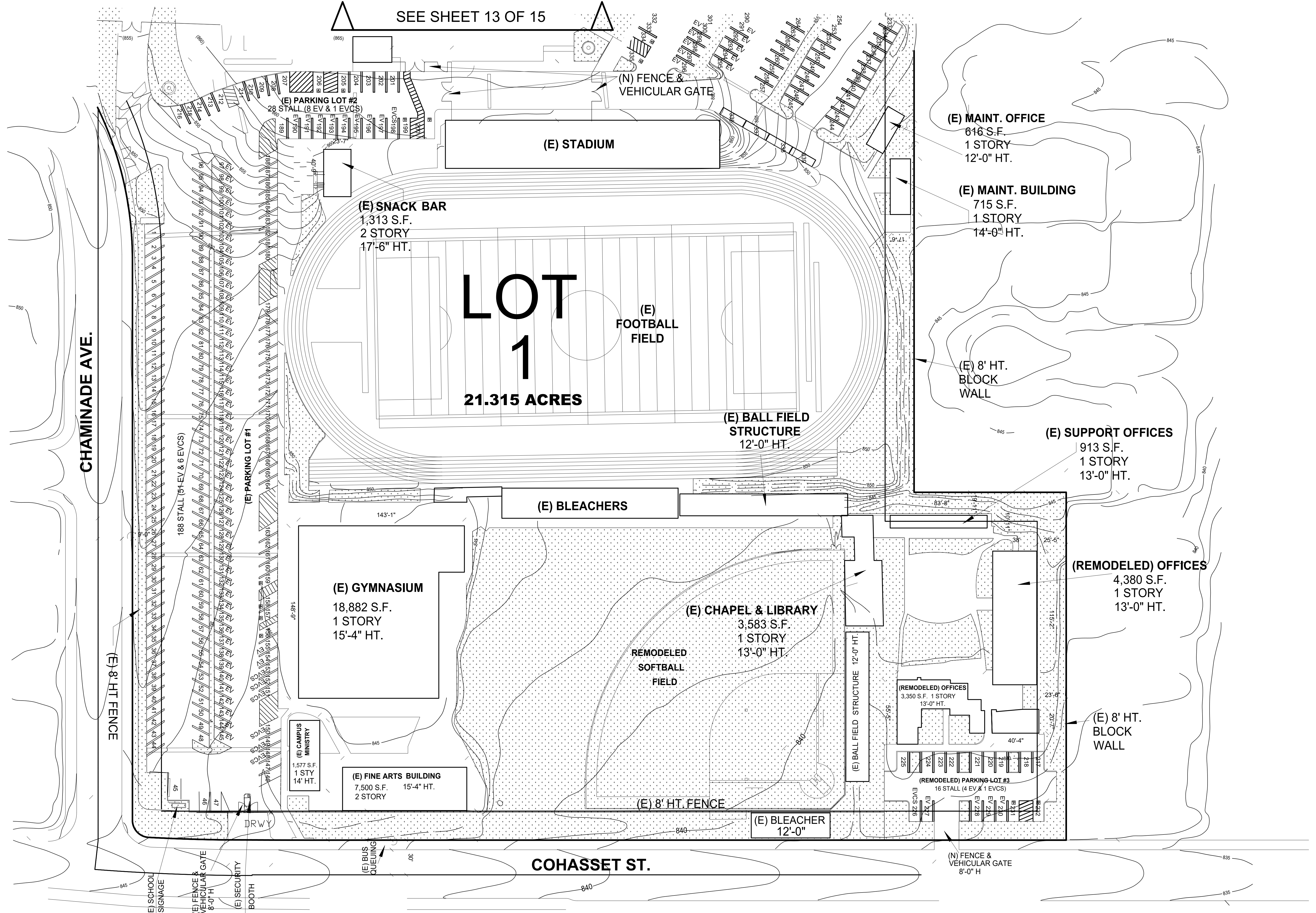


10 0 10 25 40
SCALE: 1" = 40'

VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SEE SHEET 13 OF 15



LOT 1

21.315 ACRES

(E) FOOTBALL FIELD

(E) STADIUM

(E) SNACK BAR
1,313 S.F.
2 STORY
17'-6" HT.

(E) MAINT. OFFICE
616 S.F.
1 STORY
12'-0" HT.

(E) MAINT. BUILDING
715 S.F.
1 STORY
14'-0" HT.

(E) 8' HT. BLOCK WALL

(E) SUPPORT OFFICES
913 S.F.
1 STORY
13'-0" HT.

(E) BALL FIELD STRUCTURE
12'-0" HT.

(E) BLEACHERS

(E) GYMNASIUM
18,882 S.F.
1 STORY
15'-4" HT.

(REMODELED) OFFICES
4,380 S.F.
1 STORY
13'-0" HT.

(E) CHAPEL & LIBRARY
3,583 S.F.
1 STORY
13'-0" HT.

(E) 8' HT. BLOCK WALL

(E) CAMPUS MINISTRY
1,577 S.F.
1 STY
14' HT.

(E) FINE ARTS BUILDING
7,500 S.F.
2 STORY
15'-4" HT.

(REMODELED) OFFICES
3,350 S.F.
1 STORY
13'-0" HT.

REMODELED SOFTBALL FIELD

(E) BALL FIELD STRUCTURE
12'-0" HT.

(E) 8' HT. FENCE

(REMODELED) PARKING LOT #3
16 STALL (4 EV & 1 EVCS)

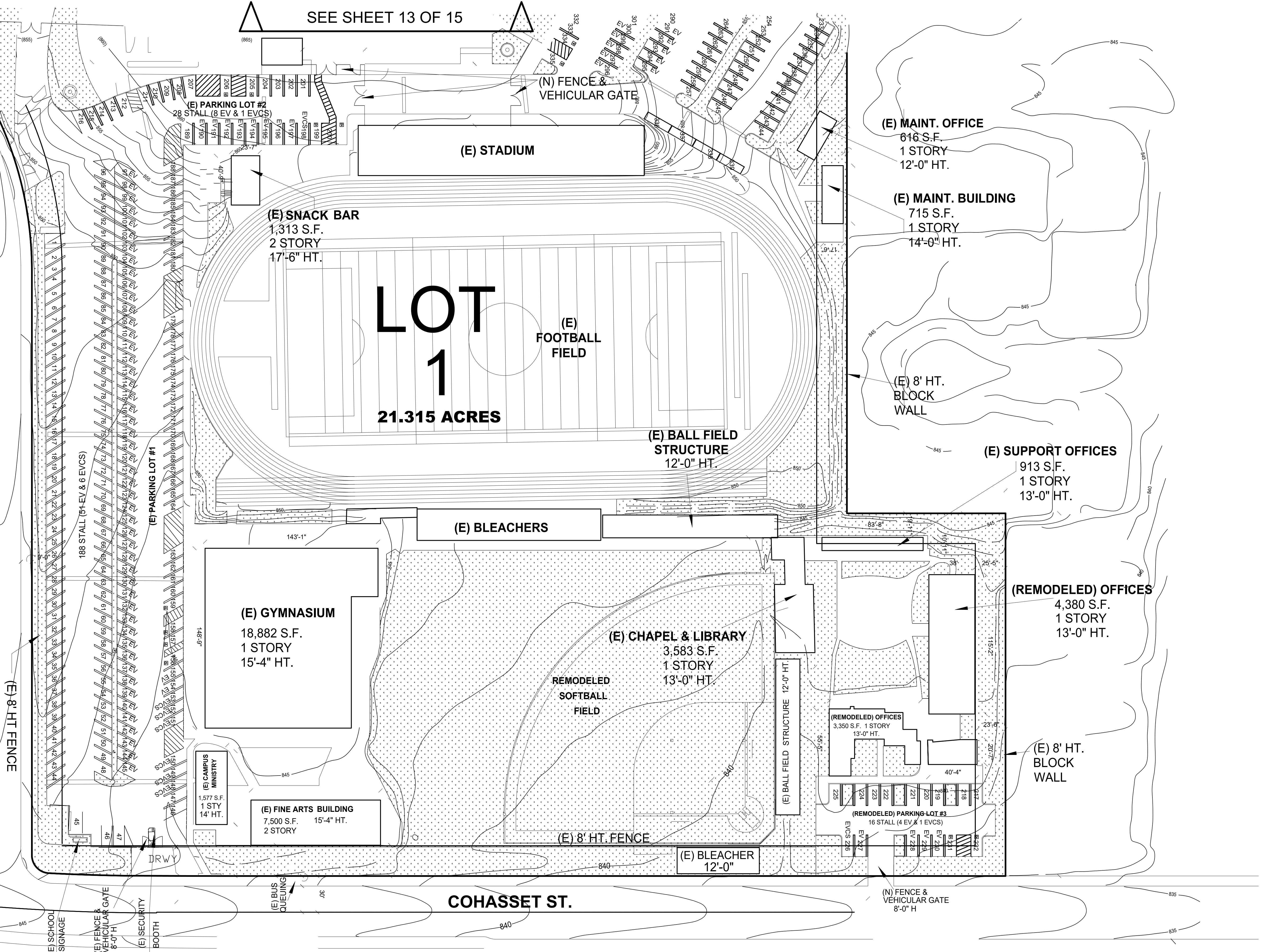
(E) 8' HT. FENCE

(E) BLEACHER
12'-0"

(N) FENCE & VEHICULAR GATE
8'-0" H

COHASSET ST.

CHAMINADE AVE.



(E) PARKING LOT #2
28 STALL (8 EV & 1 EVCS)

(E) PARKING LOT #1
188 STALL (91 EV & 6 EVCS)

(E) SECURITY BOOTH

(E) SCHOOL SIGNAGE

(E) FENCE & VEHICULAR GATE
8'-0" H

(E) BUS QUEUING

(E) SECURITY BOOTH



10 0 10 25 40
SCALE: 1" = 40'

VESTING TENTATIVE TRACT MAP NO. 84101

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

