

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

December 30, 2013

Council District: #8

Honorable Council of the  
City of Los Angeles  
Room 395, City Hall

JOB ADDRESS: **375 WEST MANCHESTER AVENUE, LOS ANGELES, CA**  
**AKA: 369 WEST MANCHESTER AVENUE, LOS ANGELES, CA**  
**AKA: 361-375 WEST MANCHERSTER AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6040-004-021**

On May 9, 2009, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **375 West Manchester Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	215.74
Title Report fee	48.00
<b>Grand Total</b>	<b>\$ 613.74</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$613.74** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$613.74** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

**Westcoast Title**



**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B

Monterey Park, Ca. 91755

Phone 626-548-2479 818-337-0474 fax

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Work Order No. T9624

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 08-01-2013

Dated as of: 07-26-2013

Fee: \$48.00

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**-SCHEDULE A-**

**(Reported Property Information)**

**For Assessors Parcel Number: 6040-004-021**

**Situs Address: 375 W Manchester Ave.**

**City: Los Angeles**

**County: Los Angeles**

**-VESTING INFORMATION (Ownership)**

**The last Recorded Document Transferring Fee Title Recorded on: 08-10-1993**

**As Document Number: 93-1540786**

**Documentary Transfer Tax: \$None**

**In Favor of: Storage Properties Advisors, Inc., a California Corporation**

**Mailing Address: Storage Properties Advisors, Inc.**

**600 N. Brand Blvd., #300**

**Glendale, CA 91203**

**Attn: Mary Ellen Fernhoff**

**-SCHEDULE B-**

**-The Property Reported Herein is Described as follows:**

**Lots 123, 124, 125, 126 and 127 of Tract 1976, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 21, Page(s) 76 of Maps, in the office of the County Recorder of said County.**

## **Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2  
Order Number: T9624

### ***-Schedule B Continued-***

*1. A Declaration of Covenant Recorded: 01-25-1989*

*Document Number: 89-130657*

*By and Between: Public Storage, Inc. as declarant, and The City of Los Angeles*

*See attached document for complete details*

*2. A Declaration of Covenant Recorded: 01-25-1989*

*Document Number: 89-130658*

*By and Between: Public Storage, Inc. as declarant, and The City of Los Angeles*

*See attached document for complete details*

*3. An Irrevocable Offer to Dedicate Recorded on 12-18-1990*

*as Document Number 90-2079964*

*Filed by: City of Los Angeles*

*(see attached document for details)*

*4. A Resolution Recorded on 10-01-1991*

*as Document Number 91-1546876*

*Filed by: City of Los Angeles*

*(see attached document for details)*

*5. A Memorandum of Lease Recorded 11-04-1996*

*as Document No. 96-1785974*

*By and between Storage Properties Inc. as Lessors and Cox California PCS, Inc., a Delaware Corporation  
as Lessee(s)*

*See attached Document for details and term*

*6. A Declaration of Covenant Recorded: 10-07-1997*

*Document Number: 97-1555830*

*By and Between: Public Storage, Inc. as declarant, and The City of Los Angeles*

*See attached document for complete details*

*7. A Notice of Pending Lien Recorded 09-11-2009*

*as Document Number 09-1390207*

*Filed by the City of Los Angeles Dept. of Building and Safety*

*A Statement of information may be required to provide further information on the owners listed below:*

*No Statement of information is required.*

End of Report

APN:	6040-004-021
Described As:	POR OF LOTS 123 THRU 129TR=1976 POR OF LOTS 118 THRU 120 AND
Address:	369 W MANCHESTER AVE LOS ANGELES CA 90003
City:	LOS ANGELES CITY-44
Billing Address:	PO BOX 25025 GLENDALE CA 91221
Assessed Owner(s):	STORAGE PROPERTIES INC; DEPT-PT-CA-22315

Tax Rate Area:	0000007	Value	Conveyance Date:	06/30/1996
Use Code:	335T	Land: 661,305.00	Conveying Instrument:	
Region Code:	26	Improvements: 2,446,851.00	Date Transfer Acquired:	
Flood Zone:		Personal Property:	Vesting:	
Zoning Code:	LAC2	Fixtures:	Year Built:	
Taxability Code:		Inventory:	Year Last Modified:	
Tax Rate:		Exemptions	Square Footage	
Bill #:		Homeowner:	Land:	
Issue Date:	10/15/2012	Inventory:	Improvements:	
		Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	43,484.91

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	21,742.46	2,174.24	12/10/2012	PAID	12/26/2012	0.00
2nd	21,742.45	2,184.25	04/10/2013	PAID	04/18/2013	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	365.50
36.92	LA CO PARK DISTRICTS	173.20
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	2,760.87
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	161.58
188.51	LOS ANGELES LIGHT MAINT	315.22
188.71	L.A. POLICE/911 BOND TAX	74.15
188.69	L.A. STORMWATER POLL ABATE	291.39

Underlying Parcels:	Future Parcels:	Related Parcels:
6040-004-013		

Open Orders with same APN			
Company	Department	Title Unit	Order #
FID		06	9712803

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

\*\*\* END OF REPORT \*\*\*

93 1540786

RECORDING REQUESTED BY

CHICAGO TITLE INSURANCE CO.

AND WHEN RECORDED SHALL BE USED AND RELEASED

NAME Storage Properties, Inc.  
 STREET ADDRESS 600 N. Brand Blvd., #300  
 City, State, Zip Glendale, CA 91203  
 Attn: Mary Ellen Fernhoff

RECORDED IN OFFICIAL RECORDS  
 AT 8:10 A.M. 10/10/93  
 LOS ANGELES COUNTY  
 AUG 10 1993 AT 8 A.M.

FEE \$14 S  
 4

Title Order No. 93247746

This space for Recorder's use

## Grant Deed

TRANSFER TAX  
NOT A PUBLIC RECORD

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ Transfer Tax not a public record

☐ unincorporated area ☒ City of Los Angeles

Parcel No.

☐ computed on full value of 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,

PS Properties Advisors, Inc., a California corporation  
 hereby GRANT(S) to

Storage Properties, Inc., a California corporation

the following described real property in the City of Los Angeles  
 county of Los Angeles, state of California:

See Exhibit A attached hereto and made a part hereof by reference.

THIS INSTRUMENT FILED FOR  
 RECORDING IN THE OFFICE OF THE  
 COUNTY CLERK OF LOS ANGELES  
 COUNTY, CALIFORNIA, ON AUGUST  
 10, 1993, AT 8:10 A.M., AND  
 WAS RECORDED IN OFFICIAL  
 RECORDS AT 8:10 A.M. 10/10/93  
 LOS ANGELES COUNTY.

Dated June 30, 1993

STATE OF CALIFORNIA

COUNTY OF

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_,  
 before me, the undersigned, a Notary Public in  
 and for said County and State, personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory  
 evidence) to be the person \_\_\_\_\_ whose name  
 subscribed to the within instrument; and  
 acknowledged that \_\_\_\_\_ executed the  
 same.

Signature

Name (Typed or Printed)  
 Notary Public in and for said County and State

PS Properties Advisors, Inc.

a California corporation

By: *Obren R. Gerich*

Obren R. Gerich  
 Vice President

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

1-101 10/84 PRINTCO

[Manchester Blvd., L.A., CA]

That certain real property located in City of Los Angeles, Los Angeles County, California, more particularly described as follows:

PARCEL 1:

LOTS 123, 124, 125, 126 AND 127 OF TRACT 1976, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 21 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THOSE PORTIONS OF LOTS 118, 119, 120, 128 AND 129 OF TRACT 1976, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS AS A WHOLE.

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 128, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 25.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID LOT 128; THENCE ALONG SAID PARALLEL LINE, NORTH 0 DEGREES 01 MINUTES 38 SECONDS WEST 1.59 FEET; THENCE NORTH 42 DEGREES 41 MINUTES 00 SECONDS EAST 13.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 42 MINUTES 38 SECONDS, AN ARC DISTANCE OF 22.36 FEET TO THE POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANT 42.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID LOT 128; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 0 DEGREES 01 MINUTES 38 SECONDS WEST 23.58 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 19 MINUTES 43 SECONDS, AN ARC DISTANCE OF 15.53 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 34 SECONDS EAST 119.85 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 129 THAT IS DISTANT NORTHERLY THEREON 27.91 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 129; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 34 SECONDS EAST 2.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 54.03 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 21 MINUTES 39 SECONDS, AN ARC DISTANCE OF 26.74 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 80.45 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 48 MINUTES 24 SECONDS, AN ARC DISTANCE OF 39.04 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 191.00 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 26 MINUTES 59 SECONDS, AN ARC DISTANCE OF 81.51 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 120 THAT IS DISTANT THEREON NORTH 89 DEGREES 55 MINUTES 50 SECONDS EAST 85.95 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 120; THENCE ALONG SAID LAST MENTIONED SOUTHERLY LINE, SOUTH 89 DEGREES 55 MINUTES 50 SECONDS WEST 85.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 120; THENCE ALONG THE WESTERLY LINE OF SAID LOT 120, NORTH 0 DEGREES 01 MINUTES 38 SECONDS EAST 40.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 128; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 128, SOUTH 89 DEGREES 55 MINUTES 50 SECONDS WEST 129.50 FEET THE POINT OF BEGINNING.

EXCEPT FROM THAT PORTION OF SAID LAND WITHIN THE LINES OF THE LAND DESCRIBED IN DEED FROM THE STATE OF CALIFORNIA, RECORDED NOVEMBER 4, 1959, ALL MINERALS, OIL,

072193-9

Exhibit A

93 1540786

GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREFOR, AS RESERVED BY STATE OF CALIFORNIA, IN DEED RECORDED NOVEMBER 4, 1959 IN BOOK D-654 PAGE 222, OFFICIAL RECORDS.

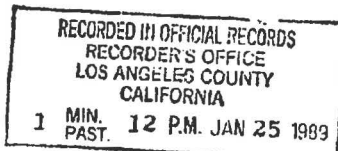
PARCEL 3:

AN EASEMENT FOR COMMUNITY DRIVEWAY PURPOSES OVER AND ACROSS THE WESTERLY 5 FEET OF THE SOUTHERLY 80 FEET OF LOT 122 OF TRACT 1976, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

93 1540786

Recording requested by  
and mail to:  
**Public Storage, Inc.**  
**ATTN: Shawn Gardner**  
(Name)

**P.O. Box 25083**  
(Address)  
**Glendale, Ca 91201-5083**



89- 130657

FEE \$9

3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described as follows:

See attached Exhibit "A".

(Legal Description)

LEGAL OR  
2 ATTACHMENTS  
CDS  
1-25-89

as recorded in Book 21 Page 76 Records of Los Angeles County

This property is located at and is known by the following address:

365 and 375 W. Manchester Avenue

(Street Address)

We hereby agree and covenant with the City of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of tying lots 118, 119, 120, 123, 124, 125, 126, 127, 128 and 129 together as a single lot creating one building site.

as regulated by Section 12.03 of the Los Angeles Municipal Code.

This covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES  
MUST BE  
NOTARIZED

Owner's Name Public Storage, Inc.

(Please type or print)

Signature of owner

[Two Officer's Signatures  
Required for Corporations]

High W. Horne, Secretary

(Sign)

Kelly B. Neisler, Vice President

(Sign)

Name of Corporation

Dated this 24th day of January 19 89

### (NOTARIZATION FOR INDIVIDUAL)

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year  
\_\_\_\_\_, before me, the undersigned, a Notary Public in and for  
said County and State, personally appeared \_\_\_\_\_

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.

### (NOTARIZATION FOR CORPORATION)

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

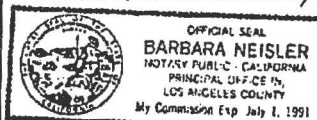
On this 24th day of January in the year  
1989, before me, the undersigned, a Notary Public in and for  
said County and State, personally appeared \_\_\_\_\_

Kelly B. Neisler and  
High W. Horne, personally  
known to me or proved to me on the basis of satisfactory evidence to be  
the person who executed the within instrument as the \_\_\_\_\_

Vice President  
and as the \_\_\_\_\_ Secretary

on behalf of the Corporation therein named and acknowledged to me  
that such Corporation executed the within instrument pursuant to its  
by-laws or a resolution of its board of directors.

WITNESS my hand and official seal. Barbara Neisler



MUST BE APPROVED BY  
Dept. of Building & Safety  
prior to recording

APPROVED BY [Signature]

6 & 8-31 (1824)

Entered on  
Map By \_\_\_\_\_

Date \_\_\_\_\_

### FOR DEPARTMENT USE ONLY

Branch Office Los Angeles

District Map 96-201

Affidavit  
Number \_\_\_\_\_



Recording requested by  
and mail to:

Public Storage, Inc.  
ATTN: Shawn Gardner  
(Name)

P.O. Box 25083  
(Address)

Glendale, CA 91201-5083

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

1 MIN. 12 PM JAN 25 1989  
PAST

FEE \$9

L

3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

See attached Exhibit "A".

(Legal Description)

LEGAL OK  
2 ATTACHMENTS  
CAB  
1-25-89

as recorded in Book 21, Page 76, Records of Los Angeles County, which property is located and known as: 365 and 375 W. Manchester Avenue (street address)

And in consideration of the City of Los Angeles allowing overhead doors to be utilized as the means of entry into individual storage units of a Public Storage facility where said units are required to be accessible to persons with disabilities in accordance with Title 24 of The California Administrative Code.

on said property, we do hereby covenant and agree to and with said City to make available a durable pull-down strap with a minimum 6" diameter loop which can be attached to the overhead doors so that said strap is within 40" of the adjacent floor surface when the door is in the raised position. Such availability of this strap shall be so stated in the Contract between the Building Owner and/or Tenant and persons leasing the storage units. A minimum number of 25 straps shall be available in the Manager's office at all times.

This covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES  
MUST BE  
NOTARIZED

Owner's Name Public Storage, Inc.

(Please type or print)

Signature of owner Hugh W. Horne, Secretary (Sign)

{ Two Officer's Signatures  
Required for Corporations } Kelly B. Nesheim, Vice President (Sign)

Name of Corporation \_\_\_\_\_

Dated this 24<sup>th</sup> day of January, 19 89

#### (NOTARIZATION FOR INDIVIDUAL)

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year  
\_\_\_\_\_, before me, the undersigned, a Notary Public in and for  
said County and State, personally appeared \_\_\_\_\_

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this Instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.

#### (NOTARIZATION FOR CORPORATION)

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS.

On this 24<sup>th</sup> day of January, 19 89, before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

Kelly B. Nesheim and  
Hugh W. Horne, personally  
known to me or proved to me on the basis of satisfactory evidence to be  
the person who executed the within instrument as the \_\_\_\_\_  
Vice \_\_\_\_\_ President

and as the \_\_\_\_\_ Secretary  
on behalf of the Corporation therein named and acknowledged to me  
that such Corporation executed the within instrument pursuant to its  
by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



OFFICIAL SEAL  
BARBARA NEISLER  
NOTARY PUBLIC, CALIFORNIA  
MY COMMISSION EXPIRES JULY 1, 1991

MUST BE APPROVED BY  
Dept. of Building & Safety  
prior to recording

APPROVED BY \_\_\_\_\_

1. I am a Notary Public in and for the State of California.  
2. I am duly qualified to perform the duties of a Notary Public in and for the State of California.  
3. I am not under any legal disability.  
4. I am not a minor.  
5. I am not a convicted felon.  
6. I am not a person who has been declared incompetent by a court of law.  
7. I am not a person who has been convicted of a crime involving moral turpitude.  
8. I am not a person who has been convicted of a crime involving the sale of securities.  
9. I am not a person who has been convicted of a crime involving the sale of real property.  
10. I am not a person who has been convicted of a crime involving the sale of goods or services.  
11. I am not a person who has been convicted of a crime involving the sale of insurance.  
12. I am not a person who has been convicted of a crime involving the sale of financial services.  
13. I am not a person who has been convicted of a crime involving the sale of health services.  
14. I am not a person who has been convicted of a crime involving the sale of education services.  
15. I am not a person who has been convicted of a crime involving the sale of entertainment services.  
16. I am not a person who has been convicted of a crime involving the sale of transportation services.  
17. I am not a person who has been convicted of a crime involving the sale of food or drink services.  
18. I am not a person who has been convicted of a crime involving the sale of lodging services.  
19. I am not a person who has been convicted of a crime involving the sale of other services.  
20. I am not a person who has been convicted of a crime involving the sale of any service.

#### FOR DEPARTMENT USE ONLY

Branch Office LOS ANGELES

District Map 96-201

Affidavit  
Number \_\_\_\_\_

Recording Requested by  
CITY OF LOS ANGELES

When Recorded Mail To  
CITY CLERK'S MAIL BOX

R/W No. 53000-10217R  
C.D. No. 8  
D.M. No. 968201  
P.C. No. AA-4023

365 W. Manchester Avenue

103156

90-2079964  
90 2079964

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

31 NOV. 9 A.M. DEC 18 1990

Documentary Transfer Tax Not Required:  
Sec. 11922 Revenue and Taxation Code

FREE V

Date offer filed with the REAL ESTATE  
DIVISION, BUREAU OF ENGINEERING

DEC 7 1990

#### IRREVOCABLE OFFER TO DEDICATE

The undersigned hereby certifies that I/we am/are the legal owner\_\_\_\_ of or are parties having an interest in the hereinafter described real property, and the undersigned, for themselves, their heirs, successors and assigns, do hereby designate and set aside for future street, and irrevocably offer to dedicate to The City of Los Angeles, an easement for public street purposes, in, over, along, upon and across the hereinafter described real property located in The City of Los Angeles, County of Los Angeles, State of California, described as follows, to wit:

That portion of Lot 126 of Tract 1976, as per map recorded in Book 21 Page 76 of Maps, in the office of the County Recorder of Los Angeles County, bounded and described as follows:

Beginning at the intersection of the easterly line of the westerly 25 feet of said Lot with the northerly line of the southerly 20 feet of said Lot; thence northerly along said easterly line a distance of 15 feet; thence southeasterly in a direct line to a point in said northerly line distant 15 feet easterly measured along said northerly line from the point of beginning; thence westerly along said northerly line to the point of beginning.

Excepting, therefrom, that portion lying within public street.

MM:ce  
318HWY:LG3

Form and Purpose Checked by Date NOV 6 1990
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Approved for Recordation

Description Approved Bureau of Engineering by Robert S. Horli by <i>[Signature]</i> MAY 1 1989
--

Recording Requested by  
CITY OF LOS ANGELES

When Recorded Mail To  
CITY CLERK'S MAIL BOX

91 1546876

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1 MIN. 10 A.M. OCT 1 1991  
PAST

R/W No. 53000- 10217R  
C.D. No. 8  
D.M. No. 96-B-201  
P.C. No. AA-4023

365 Manchester Boulevard

Documentary Transfer Tax Not Required;  
Sec. 11922 Revenue and Taxation Code

Date offer filed with the REAL ESTATE  
DIVISION, BUREAU OF ENGINEERING

FREE 1L

### RESOLUTION

WHEREAS, a certain property was offered for dedication for public street or highway purposes by that certain Irrevocable Offer to Dedicate recorded as Document No. 90-2079964 on 12-18-90 of Official Records, in the office of the County Recorder of Los Angeles County; and

WHEREAS, such dedication is to become completed at such time as the Council of the City of Los Angeles accepts same for public street or highway purposes;

WHEREAS, Section 12.37 of the Municipal Code of the City of Los Angeles provides that said Irrevocable Offer to Dedicate is subject to the right of the City Council to accept or reject same within one year from date of filing said offer; and

WHEREAS, the acceptance of dedication and the opening of said certain property as a public street or highway at this time is necessary to the public interest and convenience;

NOW, THEREFORE BE IT RESOLVED, that the Council of the City of Los Angeles hereby accepts the dedication of said certain property as described in said Irrevocable Offer to Dedicate as public street or highway; and

BE IT FURTHER RESOLVED, that the Real Estate Division, Bureau of Engineering of the City of Los Angeles is hereby directed to record this Resolution in the office of the County Recorder of Los Angeles County, State of California.

RECEIVED  
CITY CLERK'S OFFICE  
MAY 15 1991

d.f.# 91-0585

Description Approved  
ROBERT S. HORII  
City Engineer

ELIAS MARTINEZ City Clerk

By *Marlene Joyce*



Pursuant to Sec. 97.8 of the City Charter  
approval of this resolution recommended  
for the City Planning Commission

MAR 15 1991

*Ken Montgomery*

JAN 17 1990

*Albert Landini*

LAD 75

96-1785974

RECORDING REQUESTED BY, AND  
WHEN RECORDED, RETURN TO:

Cox California PCS, Inc  
2646 Dupont Drive Ste. 20-608  
Irvine, CA 92612  
Attention: Robbie Frazier

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
10:01 AM NOV 04 1996

FEE \$19  
DAF \$2  
C-20 5

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is executed as of July 1, 1996, by and Public Storage Inc., a California corporation as agent for Storage Properties Inc. ("Lessor"), and Cox California PCS, Inc., a Delaware corporation ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee have executed that certain Communications Facility Lease ("Lease") dated as of July 1, 1996, covering certain premises and related improvements ("Premises") in certain buildings situated on certain real property located in the City of Los Angeles, County of Los Angeles, State of California, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Lessor and Lessee desire to record notice of the Lease in the Official Records of Los Angeles County, California;

NOW, THEREFORE, in consideration of the foregoing, Lessor and Lessee hereby declare as follows:

1. Demise. Lessor has leased the Premises to Lessee and Lessee has hired the Premises from Lessor, subject to the terms, covenants and conditions contained in the Lease.

2. Expiration Date. The term of the Lease ("Term") is scheduled to commence on or about the issuance of a local building permit to construct a communications facility on the Premises or One Hundred Twenty (120) days from the date of this Lease and shall expire Five (5) years thereafter, subject to Lessee's option to extend the Term pursuant to Section 4 of the Lease at Lessee's election for Two (2) additional term of Five (5) years.

3. Lease Controlling. This Memorandum is solely for the purpose of giving constructive notice of the Lease. In the event of conflict between the terms of the Lease and this Memorandum, the terms of the Lease shall control.

[SIGNATURE PAGE FOLLOWS]

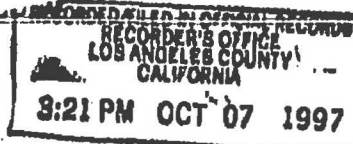
OCT-02-1997 10:11

TDI, INC. COSTA MESA

97-1555830

Recording requested by and will be:

ATTN: Legal Dept.  
Name PUBLIC STORAGE, INC.  
Address 701 Western Ave.  
Glendale, CA 91201-2397



FEE \$ 28 11

**MARTIN COVENANT AND AGREEMENT**

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

Site Address 385-389 Manchester Avenue

That in consideration of the approval of Case No. SA 96-0376 (CUE) by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we) will require cellular telephony of the above-noted property to install antennas in conformity to the conditional use permit as referenced in the latter of Correction issued November 20, 1996, in regard to Case No. SA 96-0376 (CUE) attached hereto.

This covenant and agreement shall run with the land and shall be binding upon any future owners, successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination.

Public Storage, Inc.  
(Print Name of Property Owner)

(Print Name of Property Owner)

By: [Signature]  
(Signature of Property Owner)  
Luis Gutierrez, Vice President

(Signature of Property Owner)

Dated this 7th day of October, 1997.

**ALL-PURPOSE ACKNOWLEDGMENT**

NOTICE TO CALIFORNIA, COUNTY OF LOS ANGELES

On Oct 7, 1997 before me, Martha F. Zima (name and title of officer), personally appeared [Signature] personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

Martha F. Zima (SEAL)  
Notary Public Signature



MARTHA F. ZIMA  
COMAL #1063151  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires Aug 11, 1999

Case No. SA 96-0376 (CUE)

Condition Note, -9-

Approved and recorded by [Signature]  
(Department of City Planning)

Dated 10.7.97

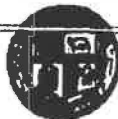
CP-678 (1/26/74)

OCT-22-1997 10:11

TDI, INC. COSTA MESA  
CITY OF LOS ANGELES  
CALIFORNIA

P.03/03  
OCT 22 '97 10:14AM

ROBERT JANDVICK  
ASSOCIATE ZONING ADMINISTRATOR  
EMILY J. GASTON/LODDY  
DANIEL GREEN  
LOURDES GREEN  
ALBERT LANDINI  
WILLIAM ULLENBERG  
JOHN J. PARKER, JR.  
JOE PEREA  
HORACE E. TRAMER, JR.



RICHARD J. RIORDAN  
MAYOR

CITY PLANNING  
FRANKLIN D. BERNHARD  
DEPUTY DIRECTOR  
OFFICE OF  
ZONING ADMINISTRATION  
341 NORTH FULFORD STREET  
Room 1200  
LOS ANGELES, CA 90012-3401  
(213) 200-1445  
FAX: (213) 200-3000

November 20, 1996

Cox California PCS, Inc. (A)  
2381 Morse Avenue  
Irvine, CA 91714

Storage Properties, Inc. (O)  
P.O. Box 25025  
Glendale, CA 91221

Jim Marquez (R)  
JM Consulting Group, Inc.  
3760 Kilroy Airport Way, #440  
Long Beach, CA 90806

CASE NO. ZA 96-0378(CUZ)  
LETTER OF CORRECTION  
385-368 Manchester Avenue  
South Central Los Angeles  
Planning Area  
Zone: C2-1  
D. M.: 88B201  
C. D.: 8  
CEQA: CE 96-0394-CUZ  
Fish and Game: Exempt  
Legal Description: Lots 118-  
120 and Lots 123-129, Block  
O, Tract 1878

Department of Building and Safety

On July 29, 1996, I granted a conditional use to permit, pursuant to Section 12.24-C.18 of the Los Angeles Municipal Code, a wireless telecommunications facility in the C2-1 Zone at the above-referenced address. Condition No. 4 limited height of one of the antennas to not more than 45 feet. On October 22, 1996, the applicant submitted a letter to the Zoning Administrator requesting that the 45-foot height limit be amended to 45 feet 7 inches in order to maintain critical radio frequency requirements. In reviewing the determination of July 29 and the materials in the case file, the issue of an additional 7 inches does not present itself as controversial or instigate a need to impose new mitigation measures. The antennas will be screened effectively and the approximate 1% difference in height should not be noticeable.

Therefore, Condition No. 4 is hereby amended, changing the term "45 feet" to, "45 feet 7 inches".

The other conditions and terms of the grant remain in effect.

*Daniel Green*  
DANIEL GREEN  
Associate Zoning Administrator

DO:lms

cc: Councilman Mark Ridley-Thomas  
Eighth District

97 1555830

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4660747)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 1976 118 MB 21-76  
TR 1976 119 MB 21-76  
TR 1976 120 MB 21-76  
TR 1976 123 MB 21-76  
TR 1976 124 MB 21-76  
TR 1976 125 MB 21-76  
TR 1976 126 MB 21-76  
TR 1976 127 MB 21-76  
TR 1976 128 MB 21-76  
TR 1976 129 MB 21-76

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6040-004-021

AKA 375 W MANCHESTER AVE - PUBLIC S  
LOS ANGELES

# EXHIBIT B

ASSIGNED INSPECTOR: **GARY LYNCH**

Date: **December 30, 2013**

JOB ADDRESS: **375 WEST MANCHESTER AVENUE, LOS ANGELES, CA**

**AKA: 369 WEST MANCHESTER AVENUE, LOS ANGELES, CA**

**AKA: 361-375 WEST MANCHESTER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5527-010-006**

Last Full Title: **07/26/2013**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). STORAGE PROPERTIES ADVISORS, INC.  
ATTN: MARY ELLEN FERNHOFF  
600 N. BRAND BLVD., #300  
GLENDALE, CA 91203  
CAPACITY: OWNERS
  
- 2.) STORAGE PROPERTIES INC  
DEPT-PT-CA-22315  
P.O. BOX 25025  
GLENDALE, CA 91221-5025  
CAPACITY: OWNERS



## Property Detail Report

For Property Located At :  
**369 W MANCHESTER AVE, LOS ANGELES, CA 90003**



Bldg Card: 000 of 003

## Owner Information

Owner Name: STORAGE PROPERTIES INC/DEPT-PT-CA-22315  
 Mailing Address: PO BOX 25025, GLENDALE CA 91221-5025 B900 C/O DEPT-PT-CA-22315  
 Vesting Codes: // CO

## Location Information

Legal Description: TR=1976 POR OF LOTS 118 THRU 120 AND POR OF LOTS 123 THRU 129  
 County: LOS ANGELES, CA APN: 6040-004-021  
 Census Tract / Block: 2397.02 / 4 Alternate APN:  
 Township-Range-Sect: Subdivision: 1976  
 Legal Book/Page: Map Reference: 58-A2 / 704-C2  
 Legal Lot: 118 Tract #: 1976  
 Legal Block: School District: LOS ANGELES  
 Market Area: C37 School District Name:  
 Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

## Last Market Sale Information

Recording/Sale Date: 08/10/1993 / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 1540786 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:

Title Company: CHICAGO TITLE INSURANCE  
 COMPAN

Lender:  
 Seller Name: PS PROPS ADVISORS INC

## Prior Sale Information

Prior Rec/Sale Date: 11/30/1989 / 11/1989 Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: \$3,656,185 /  
 Prior Doc Number: 1927350 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: CORPORATION GRANT DEED

## Property Characteristics

Year Built / Eff: 1989 /	Total Rooms/Offices	Garage Area:
Gross Area: 82,210	Total Restrooms:	Garage Capacity:
Building Area: 82,210	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

## Site Information

Zoning: LAC2	Acres: 0.89	County Use: PUBLIC STORAGE-MINI (335T)
Lot Area: 38,672	Lot Width/Depth: x	State Use:
Land Use: MINI WAREHOUSE	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

## Tax Information

Total Value: \$3,170,319	Assessed Year: 2013	Property Tax: \$43,484.91
Land Value: \$674,531	Improved %: 79%	Tax Area: 7
Improvement Value: \$2,495,788	Tax Year: 2012	Tax Exemption:
Total Taxable Value: \$3,170,319		

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**369 W MANCHESTER AVE, LOS ANGELES, CA 90003****1 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 1**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$6,469,000	\$6,469,000	\$6,469,000
Bldg/Living Area	82,210	71,518	71,518	71,518
Price/Sqft	\$0.00	\$90.45	\$90.45	\$90.45
Year Built	1989	1991	1991	1991
Lot Area	38,672	133,577	133,577	133,577
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$3,170,319	\$4,211,824	\$4,211,824	\$4,211,824
Distance From Subject	0.00	23.69	23.69	23.69

\*= user supplied for search only

<input checked="" type="checkbox"/> # F	<b>Address</b>	<b>Sale Price</b>	<b>Yr Blt</b>	<b>Bed</b>	<b>Baths/Restrooms(Full)</b>	<b>Last Recording</b>	<b>Bld/Liv</b>	<b>Lot Area</b>	<b>Dist</b>
<b>Subject Property</b>									
	369 W MANCHESTER AVE		1989			08/10/1993	82,210	38,672	0.0
<b>Comparables</b>									
<input checked="" type="checkbox"/> 1	18500 EDDY ST	\$6,469,000	1991			08/30/2013	71,518	133,577	23.69

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**369 W MANCHESTER AVE, LOS ANGELES, CA 90003****1 Comparable(s) Selected.**

Report Date: 12/02/2013

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$6,469,000	\$6,469,000	\$6,469,000
Bldg/Living Area	82,210	71,518	71,518	71,518
Price/Sqft	\$0.00	\$90.45	\$90.45	\$90.45
Year Built	1989	1991	1991	1991
Lot Area	38,672	133,577	133,577	133,577
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$3,170,319	\$4,211,824	\$4,211,824	\$4,211,824
Distance From Subject	0.00	23.69	23.69	23.69

\*= user supplied for search only

Comp #:	1	Distance From Subject: 23.69 (miles)			
Address:	18500 EDDY ST, NORTHRIDGE, CA 91324-4013				
Owner Name:	EXTRA SPACE PROPS NINETY FIVE				
Seller Name:	NORTHRIDGE HYRAIL LLC				
APN:	2770-018-018	Map Reference:	/ 530-J1	Building Area:	71,518
County:	LOS ANGELES, CA	Census Tract:	1152.02	Total Rooms/Offices:	
Subdivision:	ZELZAH	Zoning:	LAM1	Total Restrooms:	
Rec Date:	08/30/2013	Prior Rec Date:	11/13/1997	Yr Built/Eff:	1991 /
Sale Date:	08/23/2013	Prior Sale Date:	11/05/1997	Air Cond:	NONE
Sale Price:	\$6,469,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1277784	Acres:	3.07		
1st Mtg Amt:		Lot Area:	133,577		
Total Value:	\$4,211,824	# of Stories:			
Land Use:	MINI WAREHOUSE	Park Area/Cap#:	/		

# EXHIBIT D

ASSIGNED INSPECTOR: **GARY LYNCH**

**Date: December 30, 2013**

JOB ADDRESS: **375 WEST MANCHESTER AVENUE, LOS ANGELES, CA**

**AKA: 369 WEST MANCHESTER AVENUE, LOS ANGELES, CA**

**AKA: 361-375 WEST MANCHESTER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5527-010-006**

**CASE#: 252335**

**ORDER NO: A-2130006**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 29, 2009**

COMPLIANCE EXPECTED DATE: **May 09, 2009**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

.....

## **LIST OF IDENTIFIED CODE VIOLATIONS** **(ORDER TO COMPLY)**

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2130006

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

**ORDER TO COMPLY**

STORAGE PROPERTIES INC. C/O HARVEY LENKIN  
600 N BRAND # 300  
GLENDALE, CA 91203

CASE #: 252335  
ORDER #: A-2130006  
EFFECTIVE DATE: April 29, 2009  
COMPLIANCE DATE: May 09, 2009

ASSOCIATION REPRESENTATIVE OF  
SITE ADDRESS: 375 W MANCHESTER AVE - PUBLIC STORAGE  
ASSESSORS PARCEL NO.: 6040-004-021  
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

**VIOLATION(S):**

**1. The roof sign is in violation of Chapter 1, Article 4 of the L.A.M.C.**

You are therefore ordered to: Remove the unapproved roof sign and supporting structure.

Code Section(s) in Violation: 14.4.13, 91.6210, 91.H110  
of the L.A.M.C.

Location: On the roof facing Manchester Ave.

Comments: Approximate size of roof sign 8'x 40'

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.**

A proposed noncompliance fee in the amount of \$100.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$350.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.



**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

[www.ladbs.org](http://www.ladbs.org)

10707111005171

**PENALTY WARNING:**

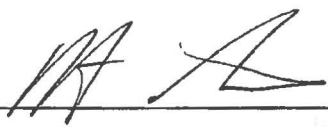
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.


If you have any questions or require any additional information please feel free to contact me at (213)252-3089.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: \_\_\_\_\_



Date: April 16, 2009

ROBERT SUNSERI  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3089

  
REVIEWED BY

On 4/23/09 the  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.  
  
Signature