

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

July 11, 2025

Council District: # 3

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

JOB ADDRESS: **21311 WEST VANOWEN STREET, UNIT #112, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2138-017-013**  
Re: Invoice #878395-0 Case No: 77446

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **21311 West Vanowen Street, Unit #112, Los Angeles, CA** ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 457.00
System Development Surcharge	27.42
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 514.42</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$514.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$514.42** 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

Ana Mae Yutan  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T18118***  
***Dated as of: 07/16/2024***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 2138-017-013***

***Property Address: 21311 W VANOWEN ST    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee: PS SOUTHERN CALIFORNIA ONE, INC.***

***Grantor: PUBLIC STORAGE TRUST SUCCESSOR METROPUBLIC STORAGE FUND***

***Deed Date : 07/24/2019***

***Recorded : 08/02/2019***

***Instr No. : 19-0769205***

***MAILING ADDRESS: PS SOUTHERN CALIFORNIA ONE, INC.***  
***701 WESTERN AVE, GLENDALE, CA 91201-2349***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 2-4 Brief Description: OWENSMOUTH TR VAC ST ADJ ON WEST AND ALL OF LOT 3  
AND EX OF STS LOTS 2 AND 4***

### **MORTGAGES/LIENS**

***We find no Open Mortgages/Deeds of Trust of Record.***

This page is part of your document - DO NOT DISCARD



**20190769205**



Pages:  
0010

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

08/02/19 AT 08:00AM

FEES: 46.00

TAXES: 392,280.00

OTHER: 0.00

PAID: 392,326.00



LEADSHEET



201908021170003

00016954975



010014637

SEQ:  
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R06

RECORDING REQUESTED BY:

1st *First American Title*

WHEN RECORDED MAIL THIS DEED AND  
TAX STATEMENT TO:

Name: Public Storage  
Attn: Real Estate Counsel  
Street Address: 701 Western Avenue  
City: Glendale  
State: CA  
& Zip: 91201

Title Order No.: Escrow No.:



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned Grantor declares

DOCUMENTARY TRANSFER TAX IS

*\$ 77,055.00* *\$ 315.225.00*

- ☒ Computed on full value of the interest or property conveyed, or  
☐ Computed on full value less value of liens or encumbrances remaining at time of sale.  
☐ Unincorporated Area or City of Los Angeles  
Parcel No.: 2571-015-044, -065, -066, -067, -068, -070;  
2138-017-013;  
5442-006-020, -021, -022, -023.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Public Storage**, a Maryland real estate investment trust, as sole successor in interest to Metropublic Storage Fund, a California limited partnership, ("Grantor"), hereby grants to **PS Southern California One, Inc.**, a Delaware corporation, as Grantee, that certain real property more particularly described in **Exhibit A** attached hereto and all buildings and improvements, if any, situated thereon and all appurtenances with respect thereto (the "Property").

The Property is conveyed subject to the following: (a) all liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record, (b) all matters which a correct survey of the Property would disclose, (c) rights of tenants as tenants only, and (d) a lien not yet delinquent for taxes and assessments for real property.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of July 24, 2019.

**Public Storage**,  
a Maryland real estate investment trust,  
as sole successor in interest to  
Metropublic Storage Fund,  
a California limited partnership

By: *[Signature]*  
Sharon Linder  
Vice President

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN  
TITLE INSURANCE COMPANY AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS  
TO ITS EFFECT UPON TITLE.



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

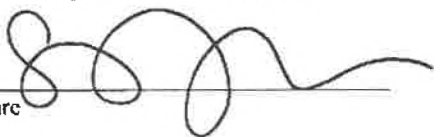
STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES    )

On July 24, 2019, before me, Sarah You, a Notary Public in and for said County and State, personally appeared, Sharon Linder, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature




# EXHIBIT A

## LEGAL DESCRIPTION

### TRACT 1 (PS#34101)

#### PARCEL 1:

The Northwesterly 208.63 feet of that portion of Lot 2 of the Carlisi Tract in the City of Los Angeles, as per map recorded in Book 22, pages 170 of Maps, in the office of the county recorder of the County of Los Angeles, described as follows:

Beginning at the most Southerly corner of Lot 37 of Tract No. 17486 as per map recorded in Book 529, Pages 25 and 26 of Maps in the office of the County Recorder of said County; thence along the Southeasterly line of said Lot 37, North 63°36'36" East 8.99 Feet to an Angle Point; thence along the Southerly prolongation of the Easterly line of said Lot 37, South 0°19'06" West 221.71 feet to a point in the Northeasterly line of Foothill Boulevard, 100 feet wide, as described in the Deed to the State of California, recorded June 4, 1932 as Instrument No. 654, in Book 11593, Page 229, Official Records; thence along said Northeasterly line North 53°05'55" West 368.63 feet; thence North 36°54'05" East to a point in the Southwesterly line of Lot 29 of said Tract No. 17486; thence along said Southwesterly line of Lot 29 and the Southwesterly line of Lot 36 and 37 of said Tract, South 53°05'55" East to the point of beginning.

#### PARCEL 2:

That portion of Lot 2 of the Carlisi Tract, in the City of Los Angeles, as per map recorded in book 22, page 170, of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the most Southerly corner of Lot 37 of Tract No. 17486 as per map recorded in Book 529, Pages 25 and 26 of Maps in the office of the County Recorder of said County; thence along the Southeasterly line of said Lot 37, North 63°36'36" East 8.99 feet to an Angle Point; thence along the Southerly prolongation of the Easterly line of said Lot 37, South 0°19'06" West 221.71 Feet to a Point in the Northeasterly Line of Foothill Boulevard, 100 feet wide, as described in the Deed of the State of California, recorded on June 4, 1932 as Instrument No. 654, in Book 11593, Page 229, Official Records; thence along said Foothill Boulevard North 53°05'55" West 368.63 Feet to the True Point of Beginning; thence North 36°54'05" East to a point in the Southwesterly line of Lot 29 of the said Tract No. 17486;

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**EXHIBIT A**

**LEGAL DESCRIPTION**

**TRACT 1 (PS#34101)**

thence along said Southwesterly line of Lot 29 and the Southwesterly line of Lots 28 and 27 of said Tract 17486 North 53°05'55" West to the Northwesterly line of said Lot 2 of Carlisi Tract; thence Southwesterly along said Northwesterly line 170.19 feet to a point in said Northeasterly line of Foothill Boulevard, 100 feet wide, thence South 53°05'55" East along Foothill Boulevard 250 feet to the true point of beginning.

**PARCEL 3:**

Lot 28 of Tract 21998, as per map recorded in Book 643, Pages 45 to 47 inclusive, of Maps in the office of the County Recorder of said County.

**PARCEL 4:**

The Southwest 5.00 feet of Lot 27 of Tract 21998, as per map recorded in Book 643, Pages 45 to 47 inclusive, of Maps in the office of the County Recorder of said County.

Commonly known as:

6477 Foothill Boulevard and 9810 Tujunga Canyon Place, Los Angeles, California 91042-2702

Parcel Nos. 2571-015-044  
2571-015-065  
2571-015-066  
2571-015-067  
2571-015-068  
2571-015-070

**EXHIBIT A**

**LEGAL DESCRIPTION**

**TRACT 2 (PS#34102)**

**PARCEL 1:**

Lots 2, 3, and 4 in Block 107 of Owensmouth, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page 37 of Maps, in the office of the County Recorder of said County, together with the Easterly half of Deering Avenue adjoining said land to the West vacated by a document entitled "Order to Vacate No. 80-21891", a certified copy of which was recorded August 18, 1980, as Instrument No. 80-794079, Official Records.

EXCEPTING THEREFROM the Northerly 30 feet of Lot 2 in Block 107 of said land as condemned for Flood Control Channel by Final Decree of Condemnation entered in Case No. 499539, Superior Court, a certified copy of which was recorded November 30, 1945, as Instrument No. 1623.

ALSO EXCEPTING all minerals, oils, petroleums, and kindred substances and natural gas under or in said land, it being the intent of this reservation to prevent all exploration or use of said land for oil and mining purposes as reserved by Title Insurance and Trust Company, a corporation in deed recorded August 17, 1917, as Instrument No. 49, in Book 6539, Page 134 of Deeds.

**PARCEL 2:**

That certain parcel of land situated in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Being all that portion of the Westerly one-half of Deering Avenue (50 feet wide) bounding on the South by the Southerly line of Lot 978 of Tract No. 1000, as per map recorded in Book 19, Page 1 of Maps, in the office of the County Recorder of said County and on the North by a line having a bearing of North 89°57' East and passing through a point in the Westerly line of said Lot 978, said point being distant South 0°04'40" West measured along said Westerly line of Lot 978, a distance of 211.00 feet from the Westerly prolongation of the Northerly line of Lot 1, Block 107, as shown on the map of Owensmouth, Sheet 2 recorded in Book 19, Page 37 of Maps, in the office of the County Recorder of said County.

Commonly known as:

21321 Vanowen Street, Canoga Park, CA 91303-2826

Parcel No. 2138-017-013

EXHIBIT A

LEGAL DESCRIPTION

TRACT 3 (PS#34110)

PARCEL 1:

LOTS 275, 276 AND 277 OF TRACT 5963, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80 PAGES 87 AND 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT 278 OF TRACT No. 5963, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 80, PAGES 87 AND 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT;  
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 46°08'01" EAST TO THE MOST EASTERLY CORNER OF SAID LOT;  
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 43°52'37" WEST, 1.75 FEET;  
THENCE NORTH 84°00'26" WEST, 12.49 FEET;  
THENCE NORTH 46°31'11" WEST, 5.50 FEET TO A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 546.50 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS NORTH 44°17'01" EAST;  
THENCE NORTHWESTERLY ALONG SAID CURVE TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, SAID POINT BEING DISTANT ALONG SAID NORTHWESTERLY LINE, SOUTH 54°42'24" WEST, 19.44 FROM SAID MOST NORTHERLY CORNER;  
THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 54°42'24" EAST, 19.44 FEET TO THE POINT OF BEGINNING.

*EXCEPTING THEREFROM ALL MINERALS, OILS, 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 THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA, ACTING BY AND THROUGH ITS DIRECTOR OF PUBLIC WORKS, IN DEED RECORDED JULY 15, 1963 AS INSTRUMENT NO. 4581.*

PARCEL 3:

THAT PORTION OF LOT 213 OF TRACT NO. 3416, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED, IN BOOK 37 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT;  
THENCE SOUTH 49°50'17" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT, 19.88 FEET;  
THENCE SOUTH 40°09'43" EAST 36.80 FEET;  
THENCE SOUTH 5°48'42" WEST, 55.72 FEET;  
THENCE SOUTH 84°11'18" EAST, 45.70 FEET TO A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 546.50 FEET;

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**EXHIBIT A**

**LEGAL DESCRIPTION**

**TRACT 3 (PS#34110)**

THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 4°26'29", AN ARC DISTANCE OF 42.36 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT, DISTANT SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 139.95 FEET FROM SAID MOST NORTHERLY CORNER;  
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE, TO THE POINT OF BEGINNING.

**PARCEL 4:**

LOT 214, OF TRACT 3416, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 37 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

*EXCEPTING THEREFROM* THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 214;  
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 54°42'24" WEST 66.24 FEET TO THE MOST SOUTHERLY CORNER THEREOF;  
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT, NORTH 40°11'00" WEST 161.47 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 546.00 FEET, A RADIAL TO SAID CURVE AT SAID POINT HAVING A BEARING OF NORTH 10°15'47" EAST;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'04" AN ARC DISTANCE OF 120.71 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT, DISTANT THEREON NORTH 40°11'00" WEST 66.33 FEET FROM SAID MOST EASTERLY CORNER;  
THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 40°11'00" EAST 66.33 FEET TO THE POINT OF BEGINNING.

**PARCEL 5:**

ALL OF LOT 216 OF TRACT NO. 3416, SHEET NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 6:**

LOT 215 OF TRACT NO. 3416, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

*EXCEPTING THEREFROM* THE SOUTHEASTERLY 150 FEET BEING MEASURED ALONG OR PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 215.

*ALSO EXCEPTING* THE SOUTHWESTERLY 48 FEET OF THE REMAINDER OF SAID LOT 215.

**PARCEL 7**

THAT PORTION OF LOT 215 OF TRACT NO. 3416, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE



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EXHIBIT A

LEGAL DESCRIPTION

**TRACT 3 (PS#34110)**

PORTIONS OF LOTS "C" AND "D" OF J. D. AND ASA HUNTER PROPERTY, AS PER MAP RECORDED IN BOOK 13 PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 215;  
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 215 SOUTHEASTERLY TO THE MOST SOUTHERLY CORNER OF LOT 215;  
THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINES OF LOTS 214 AND 213 OF SAID TRACT NO. 3416 TO THE MOST SOUTHERLY CORNER OF SAID LOT 213;  
THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 213 TO THE SOUTHEASTERLY LINE OF SAID LOT "C";  
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINES OF SAID LOTS "C" AND "D" TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF BLAKE AVENUE AS SHOWN ON THE MAP OF SAID TRACT NO. 3416;  
THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID BLAKE AVENUE TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 215;  
THENCE SOUTHWESTERLY ALONG THE LAST MENTIONED NORTHEASTERLY PROLONGATION TO THE MOST EASTERLY CORNER OF SAID LOT 215;  
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 215 TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 150 FEET, MEASURED ALONG OR PARALLEL WITH THE SOUTHWESTERLY LINE, OF SAID LOT 215;  
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 150.00 FEET TO THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 48.00 FEET TO SAID LOT 215;  
THENCE NORTHWESTERLY ALONG THE LAST MENTIONED NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF SAID LOT 215;  
THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

*EXCEPTING THEREFROM* THAT PORTION OF LOT 215, AND THAT PORTION OF LOT "C" DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 215;  
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAST-MENTIONED LOT NORTH 40°11'00" WEST, 66.33 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 546.00 FEET, A RADIAL TO SAID CURVE AT SAID POINT HAVING A BEARING OF NORTH 22°55'51" EAST;  
THENCE ALONG SAID CURVE EASTERLY THROUGH A CENTRAL ANGLE OF 10°07'35", AN ARC DISTANCE OF 96.50 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT "C";  
THENCE ALONG THE SOUTHEASTERLY LINE OF LOT "C", SOUTH 54°42'24" WEST, 168.44 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 213 OF SAID TRACT NO. 3416;  
THENCE ALONG SAID SOUTHEASTERLY PROLONGATION NORTH 40°11'00" WEST, 20.07 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 213;  
THENCE ALONG THE SOUTHEASTERLY LINES OF SAID LOT 213 AND LOT 214, NORTH 52°42'24" EAST, TO THE POINT OF BEGINNING.

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

**TRACT 3 (PS#34110)**

**PARCEL 8:**

LOT 217 OF TRACT NO. 3416, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 9:**

ALL OF LOT 218 OF TRACT NO. 3416, SHEET NO. 1 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

*EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:*

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT;  
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LAND, 80 FEET;  
THENCE SOUTHWESTERLY TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT,  
DISTANT SOUTHEASTERLY 72 FEET FROM THE MOST WESTERLY CORNER THEREOF;  
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 72 FEET TO  
THE MOST WESTERLY CORNER THEREOF;  
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT, 118.87 FEET  
TO THE POINT OF BEGINNING.

**PARCEL 10:**

THAT PORTION OF LOT 218 OF TRACT NO. 3416, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LAND;  
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, 80 FEET;  
THENCE SOUTHWESTERLY TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT,  
SAID POINT BEING 72 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF  
SAID LOT;  
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LAND, 72 FEET  
TO THE MOST WESTERLY CORNER OF SAID LAND;  
THENCE NORTHEASTERLY 118.87 FEET TO THE POINT OF BEGINNING.

Commonly known as:

1776 Blake Avenue, Los Angeles, CA 90031-1007

Parcel Nos.    5442-006-020  
                     5442-006-021  
                     5442-006-022  
                     5442-006-023

# EXHIBIT B

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

**Date: July 11, 2025**

JOB ADDRESS: **21311 WEST VANOWEN STREET, UNIT #112, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2138-017-013**

Last Full Title: **07/16/2024**

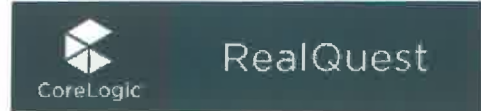
Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

1) PS SOUTHERN CALIFORNIA ONE, INC.  
C/O REAL ESTATE COUNSEL  
701 WESTERN AVENUE  
GLENDALE, CA 91201-2349

CAPACITY: OWNER

**Property Detail Report****For Property Located At :****21311 VANOWEN ST, CANOGA PARK, CA 91303-2845****Owner Information****Bldg Card: 000 of 005**

Owner Name: **PS SOUTHERN CALIFORNIA ONE INC**  
 Mailing Address: **701 WESTERN AVE, GLENDALE CA 91201-2349 C/O REAL ESTATE COUNSEL**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **OWENSMOUTH TR VAC ST ADJ ON WEST AND ALL OF LOT 3 AND EX OF STS LOTS 2 AND 4**  
 County: **LOS ANGELES, CA** APN: **2138-017-013**  
 Census Tract / Block: **1345.20 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **OWENSMOUTH**  
 Legal Book/Page: **21-29** Map Reference: **12-C4 /**  
 Legal Lot: **3** Tract #:  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **CP** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date: **08/02/2019 / 07/24/2019** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$70,050,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **769205** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$377.75**  
 New Construction: Multi/Split Sale: **MULTI**  
 Title Company: **FIRST AMERICAN TITLE INSURANCE**  
 Lender:  
 Seller Name: **PUBLIC STORAGE**

**Prior Sale Information**

Prior Rec/Sale Date: **/** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type:

**Property Characteristics**

Year Built / Eff:	1989 /	Total Rooms/Offices	Garage Area:
Gross Area:	185,440	Total Restrooms:	Garage Capacity:
Building Area:	185,440	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:	LAMR1	Acres:	3.25	County Use:	WHSE-UNDER 10000 SF (3305)
Lot Area:	141,609	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	

**Tax Information**

Total Value:	\$28,664,461	Assessed Year:	2023	Property Tax:	\$358,928.27
Land Value:	\$21,107,368	Improved %:	26%	Tax Area:	16
Improvement Value:	\$7,557,093	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$28,664,461				