

SMALL LOT SINGLE FAMILY SUBDIVISION
IN THE RD 1.5-1 ZONE
PURSUANT TO ORDINANCE No. 176.354

ZONING CODE

1. PLANNING CASE: AA-2020-7474-PMLA-SL-HCA
2. DENSITY ANALYSIS: 1 PER 1,500 SQ.FT.
3. F.A.R.: 3:1

	ALLOWED	PROPOSED
LOT A	782X3= 2,346 S.F.	1,700
LOT B	782X3= 2,346 S.F.	1,706
LOT C	825X3= 2,475 S.F.	1,718
LOT D	825X3= 2,475 S.F.	1,718

4. BUILDING HEIGHT: 44'
5. BUILDING SETBACK:

	FRONT	REAR	LEFT	RIGHT
LOT A	15'-0"	10'-0"	10'-3"	0'-4"
LOT B	15'-0"	10'-0"	0'-4"	5'-1"
LOT C	10'-0"	10'-4"	5'-1"	0'-4"
LOT D	10'-0"	10'-4"	0'-4"	5'-1"

6. BUILDING SEPARATION: 20'
7. NUMBER OF STORY: 4
8. NUMBER OF BASEMENT LEVEL: 0
9. PROJECTION INTO YARD: NONE
10. OPEN SPACE ANALYSIS:
11. PARKING ANALYSIS:

REQUIRED: 2 ENCLOSED PARKING SPACES PER UNIT
2X4 = 8 TOTAL SPACES
PROVIDED: 2 ENCLOSED PARKING SPACES PER UNIT
8 SPACES PROVIDED

12. DRIVEWAY DESIGN: 10' WIDE DRIVEWAY PER CITY OF LOS ANGELES STANDARD DETAIL S-440-4
13. RECYCLE ROOM: INSIDE EACH UNIT'S GARAGE
14. PRELIMINARY ZONING ASSESSMENT:

GENERAL INFORMATION

SITE ADDRESS:
14568 W. DICKENS STREET
SHERMAN OAKS, CA 91403
APN No.: 2276-014-013

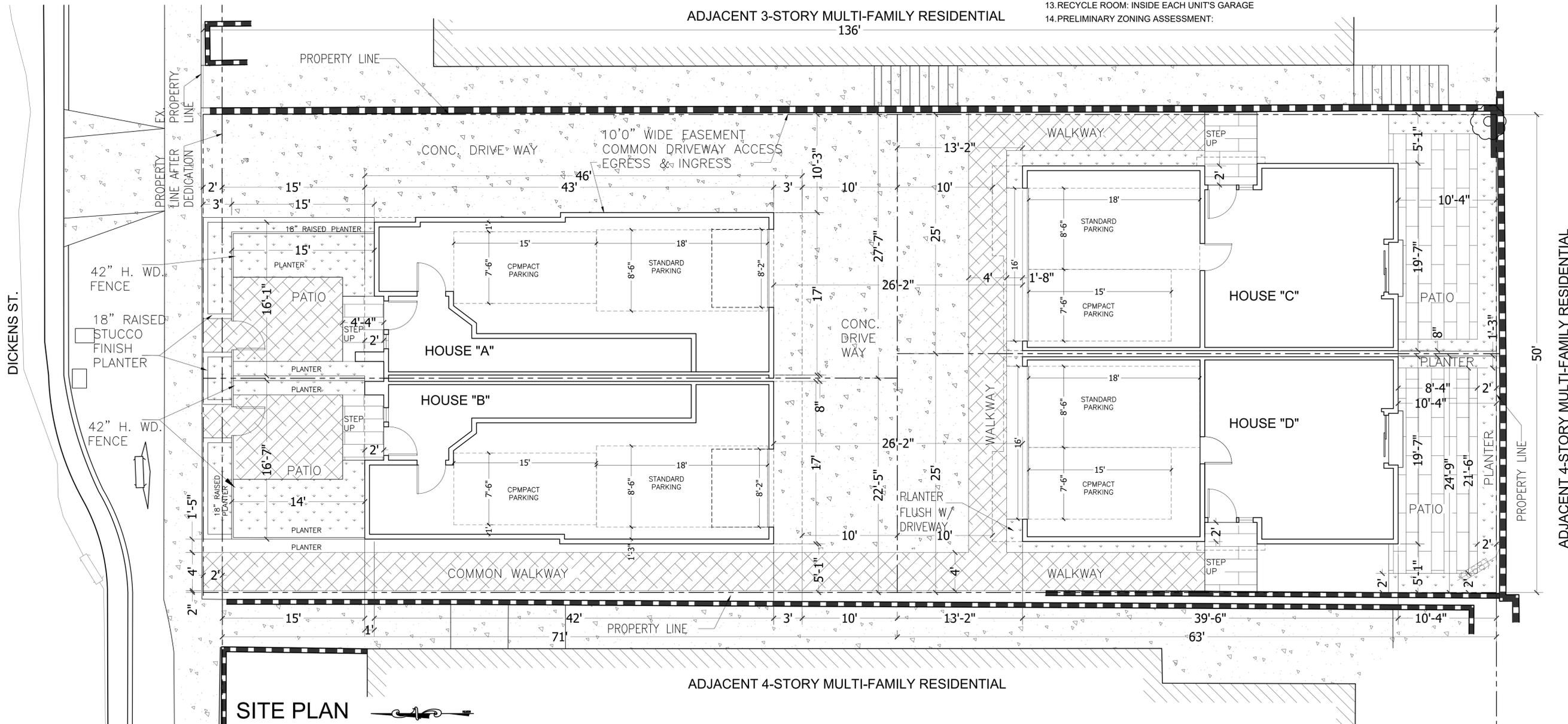
ENGINEER INFORMATION:
MID-CITIES ENGINEERING
9744 MAPLE ST.
BELLFLOWER, CA 90706
Ph: (562) 866-3625
Email: mce2020@gmail.com
License No: C41697

OWNER'S INFORMATION:
14568 DICKENS, LLC.
13310 OSBORNE ST.
ARLETA, CA 91331

LEGAL DESCRIPTION
TRACT: TR 5822 MAP REFERENCE: MB 66-64/65 (SHTS 1-2)
LOT: 236 MAP SHEET: 166-5A151
ASSESSOR'S ID. NUMBER : 2276-014-013

CODE ANALYSIS
ZONE: RD1.5-1
GROUP OCCUPANCY: R3, U
TYPE OF CONSTRUCTION: V-B
SPRINKLERED: YES (NFPA 13D SYSTEM)

SCOPE OF WORK:
4 SMALL LOT SUBDIVISION W/ NEW 4-STORY S.F.D. W/ 2-CAR GARAGE FOR LOTS A, B, C & D



SITE PLAN

REVISIONS

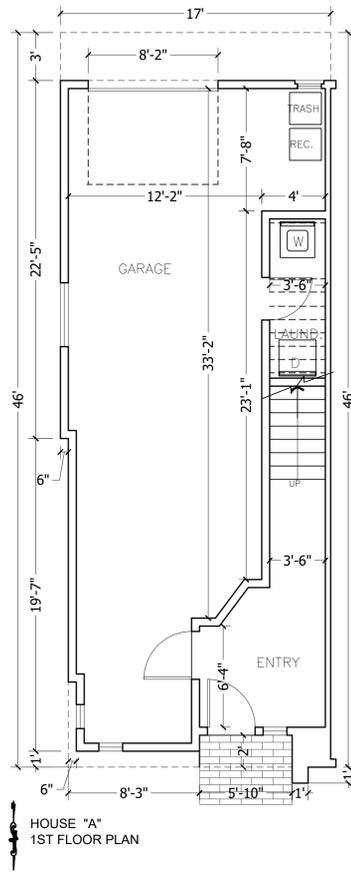
1	DATE
2	DATE

OWNER: 14568 DICKENS, LLC.
13310 OSBORNE STREET
ARLETA, CA 91331

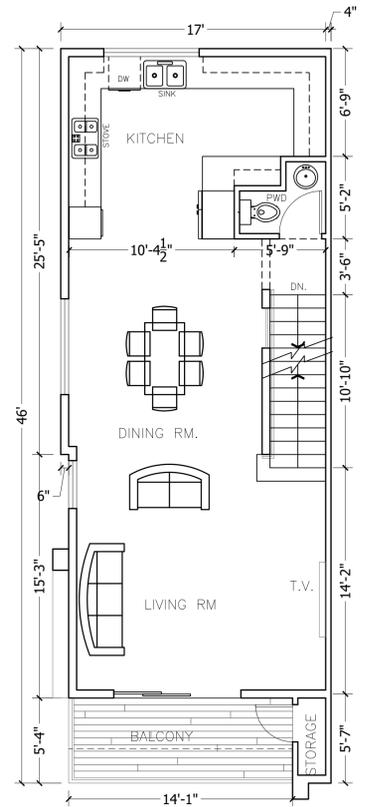
SITE PLAN
14568 DICKENS STREET
LOS ANGELES, CA 91403

DESIGN BY: APEX DESIGNS LLC
9744 MAPLE ST. #101
BELLFLOWER, CA 90706
TEL: (562) 866-3625

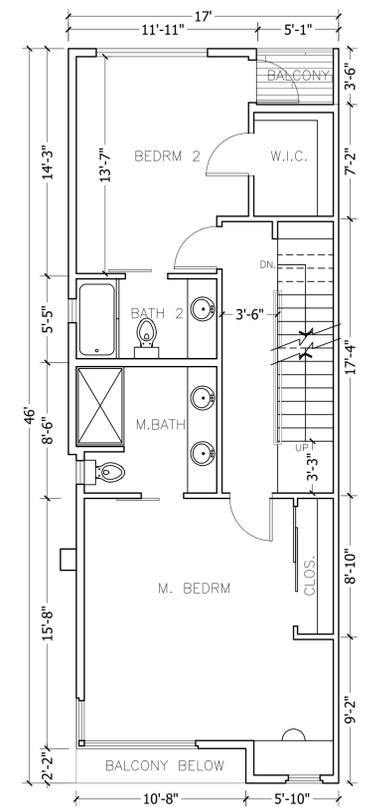
DATE	OCT. 2020
DRAWN BY	F.J.
SCALE	3/16"=1'
TITLE	SITE PLAN
SHEET	SP



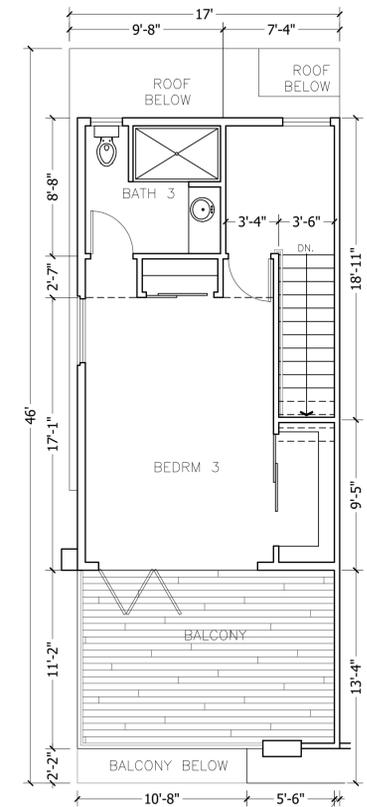
HOUSE "A"
1ST FLOOR PLAN



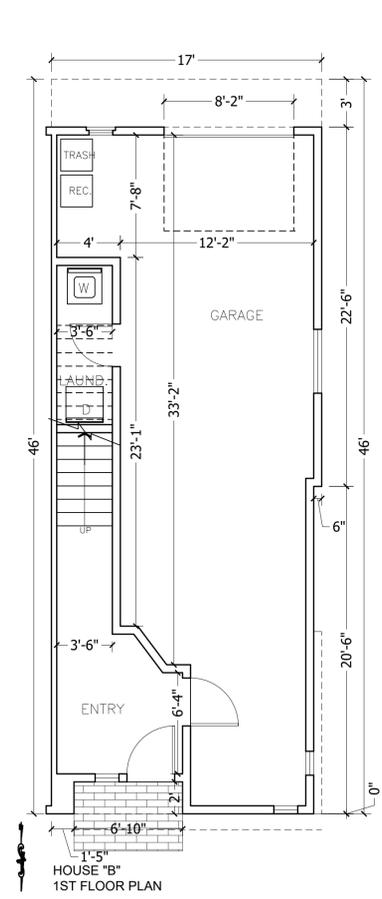
HOUSE "A"
2ND FLOOR PLAN



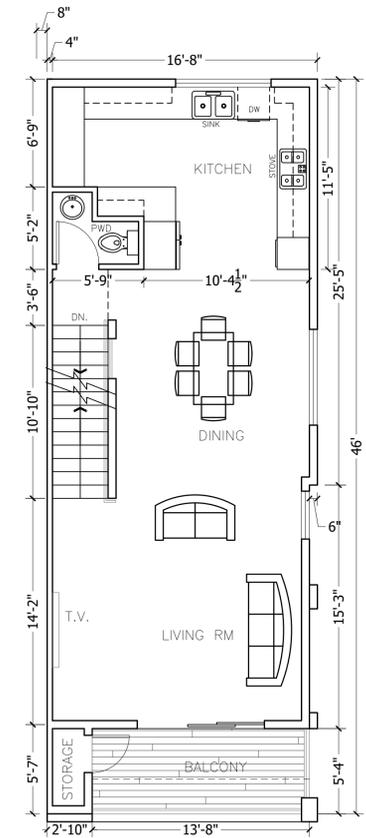
HOUSE "A"
3RD FLOOR PLAN



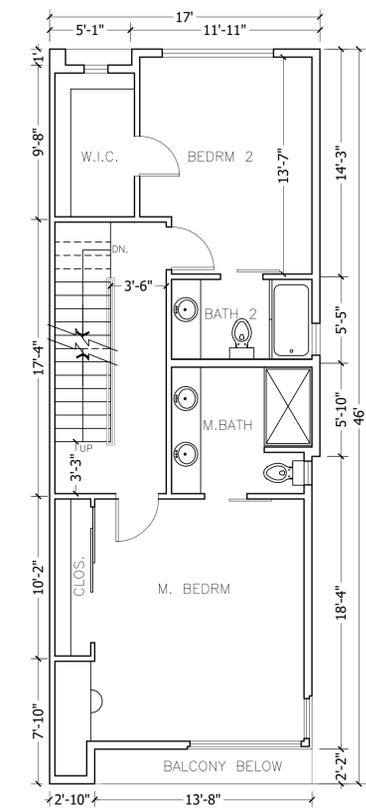
HOUSE "A"
4TH FLOOR PLAN



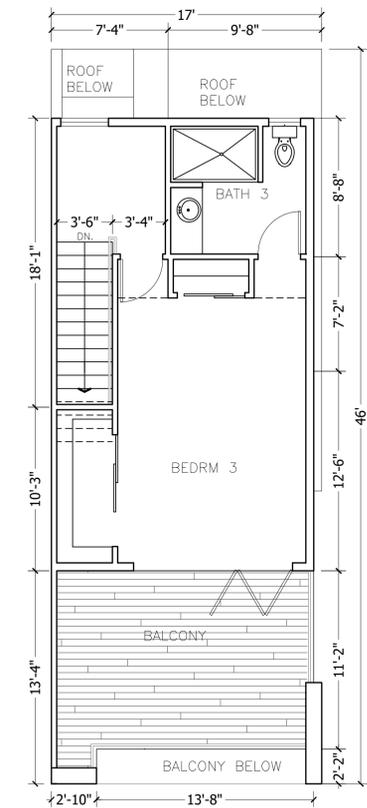
HOUSE "B"
1ST FLOOR PLAN



HOUSE "B"
2ND FLOOR PLAN



HOUSE "B"
3RD FLOOR PLAN



HOUSE "B"
4TH FLOOR PLAN

REVISIONS	
1	DATE
2	DATE

<p>DESIGN BY: APEX DESIGNS LLC 9744 MAPLE ST. #101 BELLFLOWER, CA 90706 TEL: (562) 866-3625</p>	<p>OWNER: 14568 DICKENS STREET LOS ANGELES, CA 91403</p>	<p>OWNER: 14568 DICKENS, LLC. 13310 OSBORNE STREET ARLETA, CA 91331</p>
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DATE	NOV. 2020
DRAWN BY	F.J.
SCALE	3/16"=1'
TITLE	HOUSE "A", "B" FLOOR PLANS
SHEET	A1

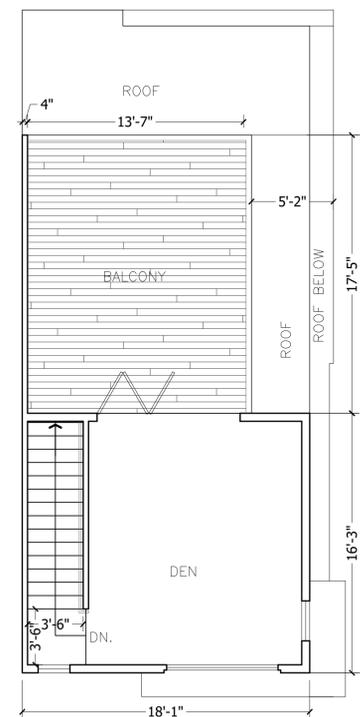
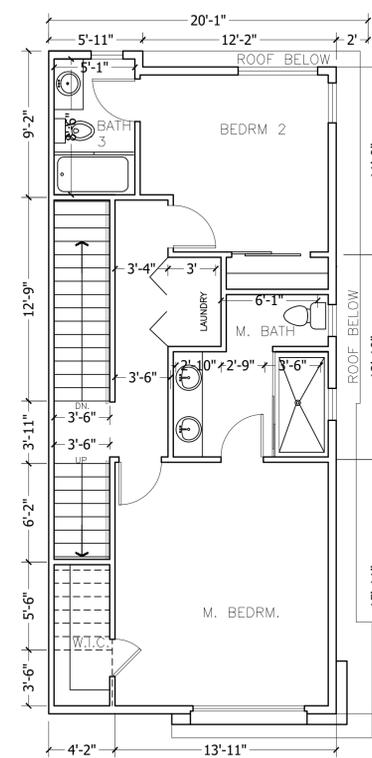
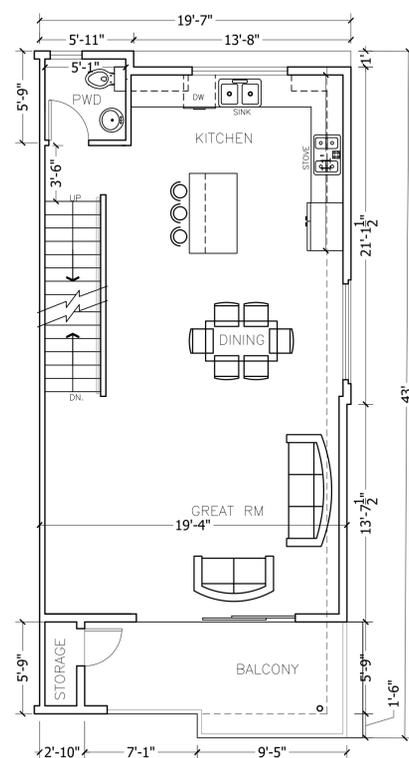
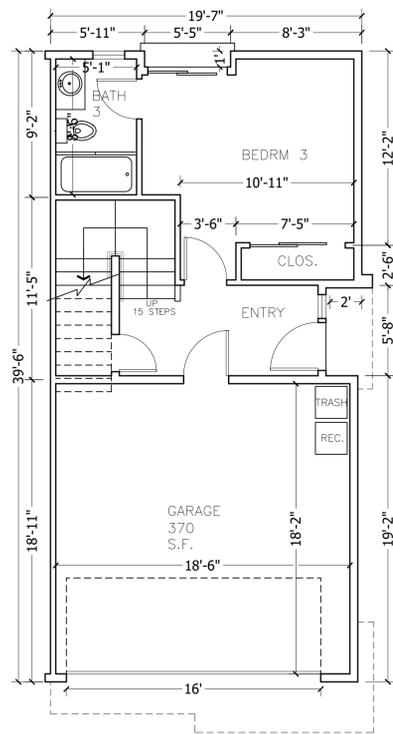
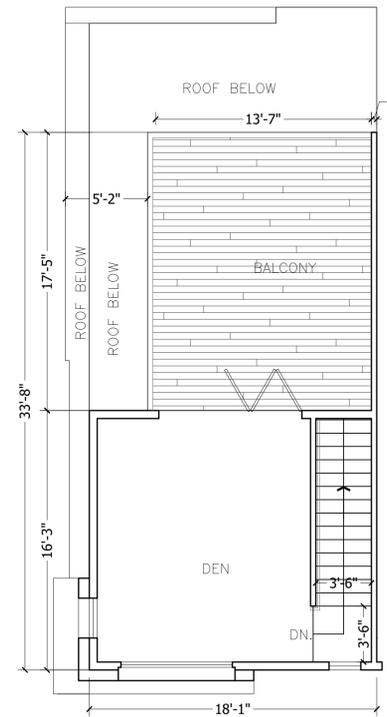
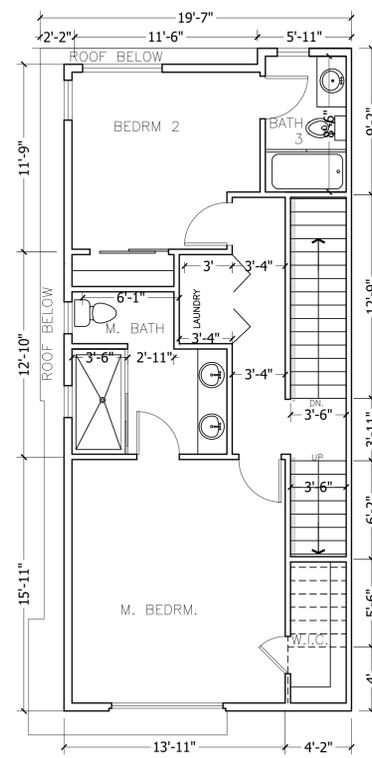
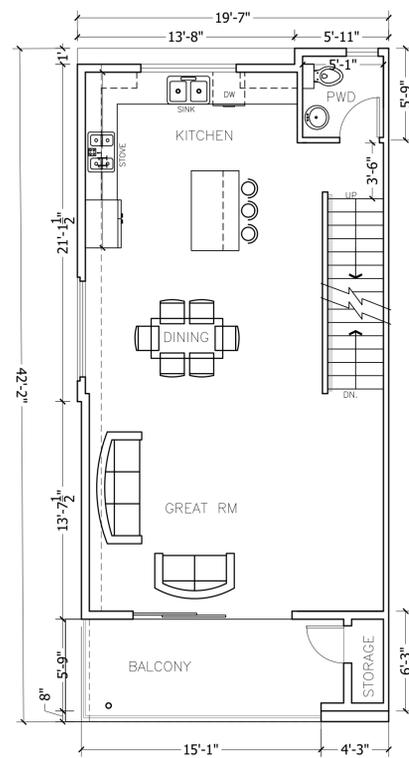
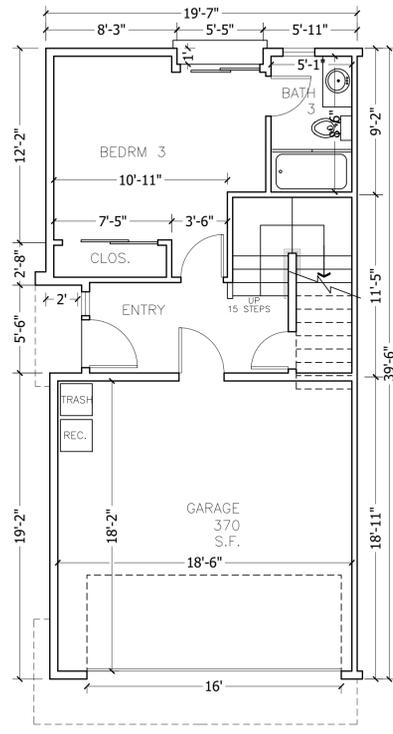
- ELEVATIONS NOTES:**
- ① 7/8" SMOOTH STUCCO FINISH, MERLEX COLOR: NAVAJO WHITE P-525
 - ② 7/8" SMOOTH STUCCO FINISH MERLEX COLOR: CAMBRIDGE P-8128
 - ③ FIBER CEMENT, EQUITONE, TECTIVA GRAY.
 - ④ WHITE VINYL WINDOW
 - ⑤ METAL RAILING POWDER COAT BLACK
 - ⑥ 1/2" METAL REGLET
 - ⑦ METAL ROOF IGC ESR 2385 CLASS "A" MANU. : METAL SALES MANUFACTURING CORPORATION 12" WIDE 1.5" MINI BATTEN COLOR: CHARCOAL (17)
 - ⑧ 8" ARCHITECTURAL POP-OUT



REVISIONS	
1	DATE
2	DATE

<p>DESIGN BY: APEX DESIGNS LLC 9744 MAPLE ST. #101 BELLFLOWER, CA 90706 TEL: (562) 866-3625</p>	<p>OWNER: HOUSE "A" AND "B" ELEVATIONS 14568 DICKENS STREET LOS ANGELES, CA 91403</p>	<p>OWNER: 14568 DICKENS, LLC. 13310 OSBORNE STREET ARLETA, CA 91331</p>
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DATE	NOV. 2020	DRAWN BY
SCALE	3/16"=1'	F.J.
TITLE		
HOUSE "A", "B"		
ELEVATIONS		
SHEET		
A2		



REVISIONS	
1	DATE
2	DATE

<p>DESIGN BY: APEX DESIGNS LLC 9744 MAPLE ST. #101 BELLFLOWER, CA 90706 TEL: (562) 866-3625</p>	<p>OWNER: 14568 DICKENS STREET LOS ANGELES, CA 91403</p>	<p>OWNER: 14568 DICKENS, LLC. 13310 OSBORNE STREET ARLETA, CA 91331</p>
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DATE	OCT. 2020
DRAWN BY	F.J.
SCALE	3/16"=1'
TITLE	HOUSE "C", "D" FLOOR PLANS
SHEET	A3

REVISIONS

1	DATE
2	DATE

14568 DICKENS, LLC.
13310 OSBORNE STREET
ARLETA, CA 91331

OWNER:

HOUSE "C" AND "D" ELEVATIONS
14568 DICKENS STREET
LOS ANGELES, CA 91403

DESIGN BY: APEX DESIGNS LLC
9744 MAPLE ST. #101
BELLFLOWER, CA 90706
TEL: (562) 866-3625

DATE
OCT. 2020

DRAWN BY
F.J.

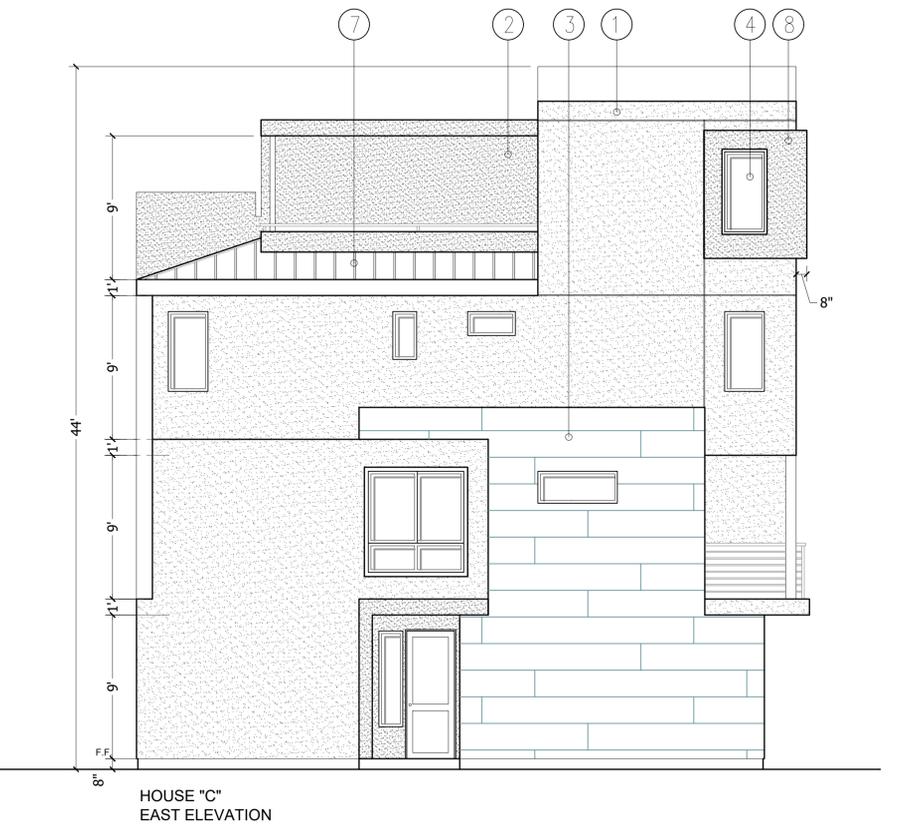
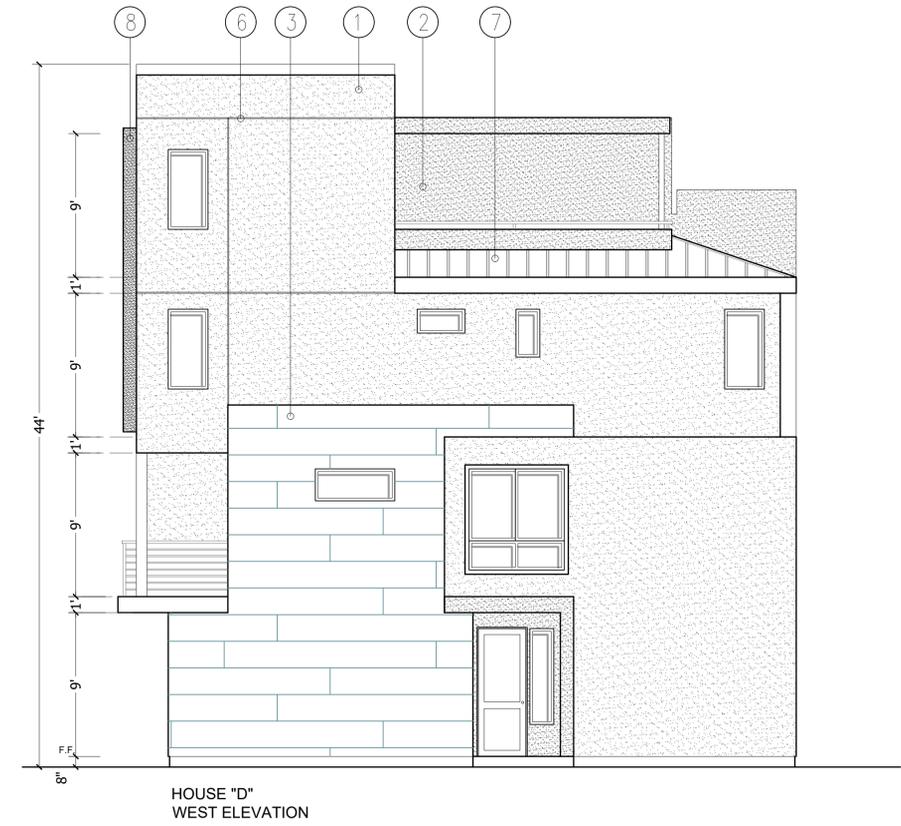
SCALE
3/16"=1'

TITLE
HOUSE "C", "D"
ELEVATIONS

SHEET
A4

ELEVATIONS NOTES:

- ① 7/8" SMOOTH STUCCO FINISH, MERLEX COLOR: NAVAJO WHITE P-525
- ② 7/8" SMOOTH STUCCO FINISH MERLEX COLOR: CAMBRIDGE P-8128
- ③ FIBER CEMENT, EQUITONE, TECTIVA GRAY.
- ④ WHITE VINYL WINDOW
- ⑤ METAL RAILING POWDER COAT BLACK
- ⑥ 1/2" METAL REGLET
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- ⑧ 8" ARCHITECTURAL POP-OUT





APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(*select only one*) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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 _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who 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 on which the person(s) 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 (Seal)

APPLICANT

- 8. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

“If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.”

A. To protect the security of this Deed of Trust, Trustee agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of laws to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific exceptions herein not excluding the general.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.
4. To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

B. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use or injury to said property, or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
3. At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: recover any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fee, Trustee shall recover, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
5. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
6. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default, and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

At least three months having elapsed after recording of such notice of default, Trustee shall give notice of sale as then required by law, and, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine by public auction to the highest bidder for lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not repaid, with accrued interest at seven per cent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. Trustee's fee for its ordinary duties hereunder shall be: (a) For sale of property, exclusive of posting, advertising and other costs and expenses, a fee, hereby agreed to be reasonable, computed on the unpaid balance of all sums secured hereby at the following rates: on the first \$10,000.00 or part thereof, 6 1/2%; with a minimum of \$50.00; on the next \$70,000.00, 2%; on the next \$42,000.00, 1 1/2%; on the next \$50,000.00, 1% of 1%; and on all above \$100,000.00, 1/2% of 1%. If sale proceedings be discontinued before sale, a reasonable fee, depending upon services performed, will be charged. (b) For partial or full reconveyance, a reasonable fee, with a minimum of \$3.50 and \$2.50 respectively.

8. Trustor, or if said property shall have been transferred, the then record owner, together with Beneficiary, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed and acknowledged by each and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution. If such successor or Trustee or Trustee, who shall, without conveyance from the Trustee hereunder, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustee, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded, and the name and address of the new Trustee. If notice of default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to said Trustee, who shall endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustee shall be exclusive of all other provisions for substitution, statutory or otherwise.

9. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legal devisees, administrators, executors, successors and assigns. The term Beneficiary shall include not only the original Beneficiary hereunder but also any future owner and holder, including pledgees, of the note secured hereby. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

10. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

C. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

Mailing Address for Notices	Signature of Trustor
Street and Number	Jasper Farmer
City	Louise C. Farmer
State	
311 South New Hampshire, Los Angeles, California	

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES,) ss on this 2nd day of October, 1937, before me, the undersigned, a Notary Public in and for said county, personally appeared Jasper Farmer and Louise C. Farmer, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

Witness my hand and official seal. V.H. Tucker, Notary Public

(Notarial Seal) in and for said County and State.

Indexed as Trust Deed and Assignment of Rents.
#470 Copy of original recorded at request of Title Guaranty Co., Oct. 14, 1937, 2:30 A.M.
Copied #117, compared, C. Logan, County Recorder, by [Signature] Deputy.
35-60-24-T.

U.S.I.R.S.\$1.00 Cancelled. CORPORATION GRANT DEED

TITLE INSURANCE AND TRUST COMPANY, a corporation organized under the laws of the State of California, and having its principal place of business at Los Angeles, California, in consideration of Ten and no/100 Dollars, to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant to MORRIS G. GAYLEN, a married man, GEORGE S. SIMPSON, a married man, and M.P. HORWITZ, a married man, each an undivided one-third interest, all that real property situated in the City of Los Angeles, County of Los Angeles, State of California, hereinafter referred to as "said realty" and being described as follows: Lots Two Hundred Twelve (212), Two Hundred Thirty-one (231) and Two Hundred Thirty-six (236), of Tract Number 5822, Sheets No. 1 and 2, as per map recorded in Book 66, pages 64 and 65, of Maps, in the office of the County Recorder of said Los Angeles County. Except all minerals, coal, oils, petroleum and kindred substances and natural gas, under and in said realty. EXCEPTING AND RESERVING therefrom an easement and right of way upon, over, under along, across and through a

strip of land three (3) feet in width adjacent to the boundary lines of said realty for the erection, construction, maintenance, repair and operation of pole lines, with the necessary crossarms and wires, for the transmission of electrical energy, and for telephone and telegraph lines, and the right of entry for the aforesaid purposes, together with the further right of conveyance or lease of the whole or any portion of such easement and right of way and right of entry. Subject to easements, restrictions and conditions of record.

Subject to all taxes for the fiscal year 1936-1937, including Municipal Improvement District taxes, if any, assessments and/or bonds now or hereafter assessed against said realty.

PROVIDED, HOWEVER, that this conveyance is made and accepted and said realty is hereby granted subject to such of the following express conditions, provisions, restrictions and covenants hereinafter collectively referred to as 'conditions', which conditions are imposed pursuant to a general plan for the improvement, and are designed for the mutual benefit of each and every lot in the same Section (hereinafter defined), in said Tract No. 5822, Sheets No. 1 and 2, and shall inure to and pass with said Section and each and every lot therein, and shall apply to and bind every successor in interest of the parties hereto, and are in effect upon the realty hereby conveyed and upon each lot in said Section as a servitude in favor of said Section, and each and every lot therein, as the dominant tenement or tenements. The word 'Tract' as hereinafter used shall mean 'Tract No. 5822, sheets No. 1 and 2.'

In accordance with the plan and for the purpose of applying and construing these conditions it is understood that the lots in said Tract are divided into two classes known respectively as 'Business Lots' and 'Residence Lots'; the former including Lots 119, 120, 121, 135 to 238, inclusive, 252, 253 and 254; and the latter including all other lots in said Tract. Said conditions are as follows, to-wit:

(1) That the lots heretofore designated as 'Business Lots' shall be used for no other than one of the following named purposes, or any combination thereof, to-wit:

Private residence, hotel, apartment house, flat, double house, duplex house, tenement house, bungalow court, bank, church, theatre, school, library, club, public reading room, office, store, shop, market, public garage, oil station, or other professional, commercial or mercantile business purposes (except commercial chicken ranch purposes), not prohibited by law or ordinance; and any building to be used for any of said purposes may have in connection therewith private garages and other customary outbuildings, and may be erected or maintained upon the whole or any portion of any one or more of said Lots, except as herein otherwise provided. The exterior walls of any such building, except customary outbuildings, shall be constructed of plaster, terra cotta, brick, tile or other hard surface material, and every such building shall cost and be fairly worth not less than \$2,500.00.

(2) That the lots heretofore designated as 'Residence Lots', or any portion thereof, except as hereinafter in this paragraph provided, shall be used for residence purposes only, and no building other than one residence building with the customary outbuildings including a private garage shall be erected or placed on Lots 71 to 118, inclusive, 122 to 134, inclusive, 239 to 251, inclusive, and 255 to 302, inclusive, at any one time. On any other residence lot in said Tract there may be erected or placed more than one such residence building conforming to these conditions. All said residence lots, except Lots 1 to 118, inclusive, 122 to 134, inclusive, 239 to 251, inclusive, 255 to 417, inclusive, and 526 to 547, inclusive, may be used for commercial chicken ranch purposes unless prohibited by law or ordinance, provided that no building used in connection therewith shall be located within 25 feet of the front line of the lots.

(3) That any building to be used for residence purposes shall cost and be fairly worth not less than \$2,300.00. Any such residence building and the porches thereof or approaches thereto which are a part of the same building or are enclosed in front or at either end, but excluding the front steps thereof, if erected or placed on Lots 71 to 118, inclusive, 122 to 134, inclusive, 239 to 251, inclusive, and 255 to 302, inclusive, shall be located not less than twenty feet from the front line of the lot and shall face the front line thereof, and if erected or placed on any other residence lot in said Tract shall be located not less than twenty-five feet from the front line of the lot and shall face the front line thereof. The front line of each and every residence lot is hereby defined as the line which abuts and parallels the streets running East and West.

(4) That no temporary buildings shall be erected or placed on any lot in said Tract.

(5) That no lot, or portion thereof, in said Tract, shall ever, at any time, be sold, conveyed, leased or rented to any person not of the White or Caucasian race.

(6) That no lot, or portion thereof, in said Tract shall ever, at any time, be used or occupied or be permitted to be used or occupied by

any person not of the White or Caucasian race, except such as are in the employ of the owner or tenant of said lot actually residing thereon.

PROVIDED, that each and all of the conditions contained in paragraphs numbered (1) to (4), inclusive, shall in all respects terminate and end and be of no further effect, either legally or equitably, after January 1st, 1940, and that the conditions contained in paragraphs numbered (5) and (6) shall be perpetual and binding forever upon all of the lots in said Tract, the parties hereto, their heirs, devisees, executors, administrators or assigns.

PROVIDED, FURTHER, that a breach of any of the foregoing conditions shall cause the title to said realty to revert to the said Grantor or its successors in interest who shall have the right of immediate re-entry upon said realty, in the event of any such breach; and as to the owner or owners of any lot or lots in the same Section in said Tract the foregoing conditions shall operate as covenants running with the land, and the breach of any such covenant or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by such Grantor or its successors or by any such owner or owners but by no other person. (The term 'owner' shall include the bona fide owner or holder of an Agreement of Sale for any lot or lots in said Tract.)

PROVIDED, ALSO, that a breach of any of the foregoing conditions or any re-entry by reason of such breach shall not defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value as to said realty or any part thereof; but said conditions shall be binding upon and effective against any subsequent owner of said realty.

PROVIDED, FURTHER, that by the mutual written agreement of the Grantor herein or its successors in interest, as the owner of the reversionary rights herein provided for (including the Mortgagee under a recorded Mortgage, and the Trustee under a recorded Deed of Trust) of all lots in the same Section in said Tract, any or all of the conditions contained in paragraphs numbered (1) to (5), inclusive, may be terminated, changed, modified or amended as to any or all of such lots, which agreement shall not be effective until recorded in the office of the County Recorder of Los Angeles County.

A 'Section', as the term is used in these conditions, is any group of lots in said Tract which fronts upon the same street and which is in the same block or adjacent blocks.

This conveyance is made and accepted upon the further condition and provision, that the Grantor herein is not responsible or liable in any way for any inducement, representation, agreement, condition or stipulation not set forth herein.

Seller is not and shall not be responsible or liable in any way for the installation or completion of any public, local or other improvements, conveniences or utilities whatsoever. The conditions set forth herein are hereby modified so as to permit Lots 323 to 326, inclusive and Lots 339 to 342 inclusive of said Tract Number 5322, to be used for public school purposes. See Agreement recorded June 7th, 1924, in Book 3421, page 51, of Official Records, in the office of the County Recorder of said Los Angeles County.

IN WITNESS WHEREOF, the said Title Insurance and Trust Company has this 13th day of April, 1936, hereunto caused its corporate name and seal to be affixed by its Vice-president and Assistant Secretary, thereunto duly authorized.

(Corporate Seal)

TITLE INSURANCE AND TRUST COMPANY,
By L. J. BERNON, Vice-President
By W. J. WOOD, Assistant Secretary.

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES,) ss On this 20th day of April, 1936, before me, ANGUS HENDERSON, a Notary Public in and for said County, personally appeared L. J. BERNON, known to me to be the Vice-president, and W. J. WOOD, known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same. Witness my hand and official seal the day and year in this certificate first above written.

(Notarial Seal)

in and for the County of Los Angeles, State of California.

Angus Henderson, Notary Public,

#101 Copy of original recorded at request of Title Ins. & Tr. Co., Oct. 14, 1937, 8:30 A.M.
Copyist #117, Compared, C. L. Logan, County Recorder, By *W. J. Wood* Deputy

\$2.50-19'S.

RECONVEYANCE DEED

KNOW ALL MEN BY THESE PRESENTS: That whereas, SOUTHLAND MORTGAGE CORPORATION, a corporation, Trustee under Deed of Trust executed by Mabel G. Aldritt, a widow, Trustor, and recorded March 19, 1937, as instrument number 268, in Book 14765, Page 363 of Official Records, in the office of the County Recorder of Los Angeles County, State of California, has been duly requested to reconvey said property by reason of the payment of the indebtedness secured by said Deed of Trust. NOW, THEREFORE, in compliance with said request and in consideration of the sum of One Dollar, receipt of which is hereby acknowl-

...the maintenance, repair and operating the same upon, over, under along and through
the calls and described property to-wit:

Parcel 1. The rear three feet of lots 1 to 114 inc. lots 122 to 147 inc. lots 226 to 241
inc. lots 250 to 264 inc. tract No 5322 Sheets 1, 1 and 2, as per map recorded in book 66,
pages 41 and 45 of books.

Parcel 2. The rear three feet of lots 548 549 inc. lots 555 to 604 inc. lots 615 to 622
lots 632 to 637 inc. lots 641 to 644 inc. lots 651 to 655 inc. lots 657 to 660 inc. lots
661 to 664 inc. lots 677, 678, 680, lots 682 to 690 inc. lots 692 to 701 inc. lots 702 to 72
inc. lots 753 to 761 inc. the southerly four feet of lot 679; southerly four feet of lots 689
690, 691, 692, 693; northerly four feet of lots 697, 698, 699, 700, 701, 702, 703; southerly four feet
of lots 694, 697 to 699 inc. lots 692, 693, 697, and southerly four feet of lots 694 and
695; southerly four feet of lot 630; that portion of lot 631 adjoining lot 627 on the
west and those portions of lot 638 adjoining lot 736 on the east and adjoining lot 741 on the
west, tracts No. 5322 sheets No. 1, 1, 1, and 2, as per map recorded in book 66, pages 41 to 45
inclusive of books.

Parcel 3. The rear three feet of lots 743 to 749 inc. lots 750 to 759
inc. lots 760 to 767 inc. lots 770 to 781 inc. lots 782 to 792 inc. lots 875 to 895 inc.
lots 896 to 897 inc. lots 912 to 913 inc. lots 914 to 923 inc. lots 924 to 925 inc. lots
927 to 934 inc. lots 935 to 944 inc. lots 945 to 957 inc. tract No. 5322 sheets No. 1, 1,
and 2, as per map recorded in book 66, pages 41, 41 and 42 of books, records of Los Angeles
County to wit and to hold, the above created and described easement with all its appur-
tenances unto and to the City of Los Angeles, its successors and assigns forever.

In witness whereof, the said Title Insurance and Trust Company, this 9th day of December
1924, hereunto caused its corporate name and seal to be affixed by its Vice-President and As-
sistant Secretary, therunto duly authorized.

(Corporate Seal) Title Insurance and Trust Company.
By J. J. Peyton, Vice-President
C. G. Sperry, Assistant Secretary.

State of California,)
County of Los Angeles,) ss. on this 9th day of December 1924, before me, H. S. Chamberlin
a Notary Public, in and for said County, personally appeared J. J. Peyton, known to me to be
the Vice-President, and C. G. Sperry known to me to be the Assistant Secretary of Title Insur-
ance and Trust Company, the Corporation that executed the within and foregoing instrument
and known to me to be the persons who executed the within instrument, on behalf of the Cor-
poration therein named; and acknowledged to me that such Corporation executed the same.
Witness my hand and official seal the day and year in this certificate first above written.

(Notarial Seal) H. S. Chamberlin, Notary Public,
in and for the County of Los Angeles, State of California.

RESOLVED that deed executed by Title Insurance and Trust Company of date 12-8-1924, con-
veying to the City of Los Angeles, for a consideration of \$1,400 an easement over certain real
property situated in the County of Los Angeles, State of California, more particularly describ-
ed in said deed, be, and the same is hereby accepted. I hereby Certify: That the foregoing
is a full, true and correct copy of a resolution adopted by the Board of Public Service Com-
missioners of the City of Los Angeles, at its meeting Dec. 23, 1924.

Jess P. Vroman, Secretary,
Board of Public Service Commissioners, City of Los Angeles.
Approved as to form this 23rd day of December, 1924, Jess K. Stephens, City Attorney, by Floyd
L. Stephens, Deputy, Registration District Clerk, District Ass't. Elect. Engineer.
The City of Los Angeles, Board of Public Service Commissioners Dec. 23, 1924.
The City of Los Angeles, Board of Public Service Commissioners Dec. 23, 1924.

ASSIGNMENT. The undersigned Charles A. Kemp and Helena M. Kemp, husband and wife hereby transfer, set over, sell and assign, unto Harry P. Hall, all of our right, title and interest in and to that certain lease hereunto attached, which said lease is dated the 4th day of May, 1921, and is by and between Eva Maddell, party of the first part and Charles A. Kemp and Harry P. Hall parties of the second part, and is recorded in Book 117 at Page 17 of Records, Records of Los Angeles County, Dated at Los Angeles, California, this 23rd day of December, 1924.

Charles A. Kemp

Helena M. Kemp

State of California, County of Los Angeles,) ss. On this 23rd day of December, 1924, before me, Ethel H. Wolfe, a Notary Public in and for the County of Los Angeles, State of California, residing therein duly commissioned and sworn, personally appeared Charles A. Kemp and Helena M. Kemp, known to me to be the persons whose names are subscribed to the within Assignment, and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

(Notarial Seal)
in and for the County of Los Angeles, California.

Ethel H. Wolfe, Notary Public.

1211. Copy of entry (he) recorded at request of Assignee, Dec. 24, 1924, at 23 min. past 2 P.M. Copied by H. Compared. C.L. Hogan, County Recorder, Deputy.

State of California, County of Los Angeles,) ss.

J.M. Allen,

MERCHANT CONTRACTORS
FOR MATERIALS.

Kent Stewart and Long Beach Building Loan Association, a corporation, (M.F. Smith.)

NOTICE IS HEREBY GIVEN: That J.M. Allen, - County of Los Angeles, State of California, as material- claimant upon the premises hereinafter described for materials furnished under agreement with M.F. Smith, which said materials were actually used in the erection and construction of a building or structure and now upon that certain lot and parcel of land, situate in the County of Los Angeles, State of California, and sought to be carried with this claim, and described as follows: to-wit: Lot (18), Block I, Tract 3209 located in the City of Compton, Calif. as shown Book 52, Page 1 in the office of the Recorder of the County of Los Angeles, State of Calif. that the Long Beach Building and Loan Association is the holder of a Mortgage against the above property, the name of the owner, and Kent Stewart the name of the reputed owner of said premises, who caused said building or structure to be erected.

That M.F. Smith Contractor, who on or about the 18th day of October, 1924, as such Contractor and agent of the owner, entered into a contract with said Claimant J.M. Allen, herein under and by which said materials were furnished. That said materials were furnished to M.F. Smith at said premises, to-wit: Lot 18, Block I, Tract 3209, in the City of Compton, Calif. Book 52, Page 1.

The Claimed against the above named property is \$135.00.

That the price agreed upon was \$235.00 payable as follows: At Completion of Delivery.

That said contract has been fully performed on the part of said Claimant that claimant began to deliver said materials on the Oct. 22, day of A.D. 1924, and ceased to furnish the same on the 20th day of November, 1924 (as the said building or structure was fully completed and finished on about the 25th day of Nov. 1924 and that notice of the completion of same was filed in the office of the County Recorder of said County of Los Angeles, on the 25th day of Nov. 1924 and 35 days have not elapsed since said notice of completion was filed as aforesaid or since said building or structure completed.) That the total amount of the Claim of said J.M. Allen now due is \$135.00 furnished as aforesaid is Two Hundred Thirty-five Dollars that the sum of One Hundred Dollars have been paid on account, and that the sum of the