

1947
Grant Deed

formerly Ednamae Albert Hill
CHARLES CLYDE LING and EDNAMAE ALBERT LING, /husband and wife

In consideration of ----- Ten and No/100 ----- Dollars
to them ----- in hand paid, the receipt of which is hereby acknowledged, do ----- hereby
GRANT to DAVID P. SAGE and ROSE P. SAGE, husband and wife, as joint tenants

all that real property situated in the ----- County of Los Angeles
State of California, described as follows:

Lot 83, Tract 5125, as per map recorded in Book 62,
Page 39 of Maps, in the office of the County Recorder
of said County.



WITNESS our hand^s this 24th day of July, 1947

C. C. Ling
Charles Clyde Ling
Ednamae Albert Ling

STATE OF CALIFORNIA }
County of Los Angeles } ss.

On this 29th day of July, 1947, before me

M. Olson, Notary Public in and for said
County, personally appeared Charles Clyde Ling and Edna Mae Albert Ling

known to me to be the persons whose names are subscribed to the foregoing instrument and
acknowledged that they executed the same.

WITNESS my hand and Official Seal.

My Commission Expires April 1, 1948

NOTARY PUBLIC in and for said County and State.

Grant Deed

TO

SECURITY-FIRST NATIONAL
BANK OF LOS ANGELES

2425 6-41 P.S.

2676882 313

SECURITY-FIRST NATIONAL BANK OF
LOS ANGELES ESCROW NO. 127-1621-4
Sunset and Stanley BRANCH

When recorded please return this
instrument to

David P. Sage
6920 Rangely Avenue

Los Angeles, California

DOCUMENT NO. 313

RECORDED AT REQUEST OF
Title Insurance & Trust Co.
OCT 1 1947 at 8 A.M.

OFFICIAL RECORDS
County of Los Angeles, California

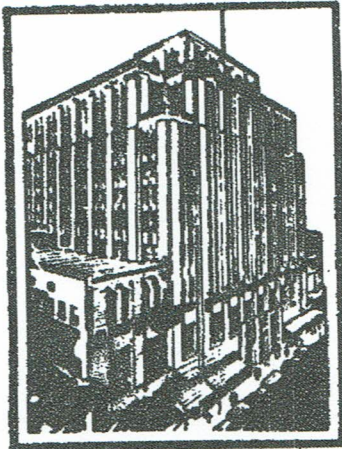
Fee \$ Folios
MAMIE B. BEATTY, County Recorder

By Deputy

1890
23

Affidavit Death of Joint Tenant

Dated....., 19.....



TITLE INSURANCE BUILDING

**TITLE INSURANCE
AND TRUST COMPANY**
LOS ANGELES 13

Instrument No.

Order No. 243939
4077

When recorded mail to
SOUTHLAND FEEL S & L A
9412 WILSHIRE
BEVERLY HILLS, CALIF.

DOCUMENT No. **614**
RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
NOV 10 1950 AT 8 A. M.
IN OFFICIAL RECORDS
County of Los Angeles, California
Fee \$
NAME S. BEATTY, County Recorder
Deputy

TITLE INSURANCE AND TRUST COMPANY
Home Office
433 SOUTH SPRING STREET
LOS ANGELES 13
San Luis Obispo County
777 HIGUERA STREET
SANTA LUIS OBISPO
Kern County
1715 CHIPSTER AVENUE
BAKERSFIELD
Santa Barbara County
920 STATE STREET
SANTA BARBARA
Riverside County
3940 MAIN STREET, RIVERSIDE
Tulare County
204 WEST MAIN ST., VISALIA
San Diego County
1028 SECOND AVE., SAN DIEGO 12
Ventura County
471 F. MAIN ST., VENTURA

250-12 ✓

Affidavit—Death of Joint Tenant

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

David P. Sage, of legal age, being first duly sworn, deposes and says:
That Rose Sage, the decedent mentioned in the attached certified copy of
Certificate of Death, is the same person as Rose P. Sage
named as one of the parties in that certain deed dated July 24, 19 47,
executed by Charles Clyde Ling, also signs as C.C. Ling, Edna Mae Albert Ling formerly Edna Mae
Hill, to David P. Sage and Rose P. Sage, husband and wife
as joint tenants, recorded as Instrument No. _____, on October 1, 19 47, in
Book 25229, Page 237, of Official Records of Los Angeles
County, California, covering the following described property situated in the _____
County of Los Angeles, State of California:

Lot 83 of Tract 5125, as per map recorded in Book 62, Pages 39 and 40 of Maps,
in the office of the County Recorder of said County

That the value of all real and personal property owned by said decedent at date of death, including the full
value of the property above described, did not then exceed the sum of \$ 5000.00

David P. Sage

Subscribed and Sworn to before me

this 9th day of November, 19 50

[Signature]
Notary Public in and for said County and State.

E. L. SHEPARD, Notary Public
In and for the County of Los Angeles, State of California
My Commission Expires April 6, 1951

REGISTRAR'S NUMBER 953	14	CERTIFICATE OF DEATH		2A DATE OF DEATH Jan. 26, 1950
1 NAME OF DECEASED—FIRST NAME Rose		1B MIDDLE NAME	1C LAST NAME Sage	7 AGE (LAST BIRTHDAY) 48 YEARS
4 COLOR OR RACE Cauc.	5 MARRIED, NEVER MARRIED, WIDOWED, DIVORCED married	6 DATE OF BIRTH June 25, 1901	17 US BORN? <input type="checkbox"/> YES <input type="checkbox"/> NO	
8A USUAL OCCUPATION (GIVE FULL OR MOST OF WORKING TITLE, EVEN IF RETIRED) housewife	8B KIND OF BUSINESS OR INDUSTRY own home	9 BIRTHPLACE (STATE OR FOREIGN) Mass.	10 CITIZEN OF WHAT COUNTRY? U.S.	
11 NAME OF FATHER Louis Perlmutter		12 MOTHER'S NAME OF MOTHER Sarah Rosenberg	13 NAME OF SPOUSE (IF DECEASED) David P. Sage	
14 WAS DECEASED EVER IN U.S. ARMED FORCES? SPECIFY YES, NO, UNKNOWN		15 SOCIAL SECURITY NUMBER	16 INFORMANT	

LOS ANGELES COUNTY HEALTH DEPARTMENT
DIVISION OF VITAL RECORDS

CERTIFICATION

No 215438

This is to certify that the attached is a full, true and correct copy of the

Certificate of Death
(Birth - Death)

of Rose Sage which is
(Full Name)

on file in this office and of which I am legal custodian.

In testimony whereof, I have hereunto set my hand and affixed my seal

of office this 30th day of January, 1950

ROY O. GILBERT, M.D., County Health Officer
and Registrar of Vital Statistics

Fee \$1.00
#88592K

By Lillian Pugh
Deputy Registrar of Vital Statistics

76C195-PD-VR 7 20M-2-49

OXIMATE
ERVAL
TWEEN
ET AND
EATH
 NO
HEALTH

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 5000.00

David P. Sage

Subscribed and Sworn to before me

this 29th day of November, 1950

Notary Public in and for said County and State.

REGISTRAR'S NUMBER 14				CERTIFICATE OF DEATH				STATE FILE NO		
1 NAME OF DECEASED—FIRST NAME			1b MIDDLE NAME		1c LAST NAME		2a DATE OF DEATH—MONTH DAY YEAR		2b TIME	
Rose					Sage		Jan. 26, 1950		11:05	
4 COLOR OR RACE	5. MARRIED NEVER MARRIED WIDOWED DIVORCED		6 DATE OF BIRTH		7 AGE (LAST BIRTHDAY)		8 UNDER 1 YEAR		9 UNDER 24 HOUR	
Female	Cauc.		married		June 25, 1901		48 YEARS			
8a USUAL OCCUPATION (GIVE KIND OF BUSINESS MOST OF WORK AND LIFE EVEN IF			8b KIND OF BUSINESS OR INDUSTRY		9 BIRTHPLACE & COUNTY		10 CITIZEN OF WHAT COUNTRY?			
housewife			own home		Mass.		U.S.			
11 NAME OF FATHER			12 MAIDEN NAME OF MOTHER		13 NAME OF SPOUSE (IF MARRIED)					
Louis Perlmutter			Sarah Rosenberg		David P. Sage					
14 WAS DECEASED EVER IN U. S. ARMED FORCES? SPECIFY YES, NO, UNKNOWN				15 SOCIAL SECURITY NUMBER		16 INFORMANT				
no				none		David P. Sage				
17a PLACE OF DEATH—CITY OR TOWN (IF OUTSIDE CORPORATE LIMITS, GIVE RURAL AND NAME OF NEAREST TOWN)			17b LENGTH OF STAY (IN THIS PLACE)		17c COUNTY					
Rural West Hollywood			3 yrs		Los Angeles					
17d FULL NAME AND ADDRESS OF HOSPITAL OR INSTITUTION (IF NOT IN HOSPITAL OR INSTITUTION, GIVE STREET ADDRESS OR LOCATION)										
8920 Rangely Ave.										
18a STREET ADDRESS (IF RURAL, GIVE LOCATION)			18b CITY OR TOWN (IF OUTSIDE CORPORATE LIMITS, GIVE RURAL AND NAME OF NEAREST TOWN)		18c COUNTY		18d STATE			
8920 Rangely ave.			Rural West Hollywood		Los Angeles		Calif.			
19-I THIS DOES NOT MEAN THE MODE OF DYING SUCH AS HEART FAILURE, ASTHMA, ETC. IT MEANS THE DISEASE, INJURY OR COMPLICATIONS WHICH CAUSED DEATH.			19-3a DISEASE OR CONDITION DIRECTLY LEADING TO DEATH				APPROXIMATE			
			Uremia				2 days		INTERVA	
ANTECEDENT CAUSES MORBID CONDITIONS, IF ANY, GIVING RISE TO THE ABOVE CAUSE (A) STATING THE UNDERLYING CAUSE LAST.			19-3b DUE TO		19-3c DUE TO		19-3d OTHER SIGNIFICANT CONDITIONS		BETWEEN ONSET AND DEATH	
			Congestive Heart failure		Rheumatic Heart disease		Severe Myocardial damage		1 yr. 15 yrs.	
19-II CONDITIONS CONTRIBUTING TO THE DEATH BUT NOT RELATED TO THE DISEASE OR CONDITION CAUSING DEATH.										
20a DATE OF OPERATION			20b MAJOR FINDINGS OF OPERATION							
22a ACCIDENT SUICIDE HOMICIDE (SPECIFY)		22b PLACE OF INJURY (GIVE PLACE, FARM, FACTORY, STREET, OFFICE BUILDING, ETC.)		22c LOCATION CITY OR TOWN		COUNTY		STATE		
22d TIME MONTH DAY YEAR HOUR OF INJURY		22e INJURY OCCURRED WHILE AT WORK <input type="checkbox"/> NOT WHILE AT WORK <input type="checkbox"/>		22f HOW DID INJURY OCCUR?						
23a CORONER'S I HEREBY CERTIFY THAT I HAVE HELD AN <input type="checkbox"/> AUTOPSY <input type="checkbox"/> INQUIRY OR INVESTIGATION ON THE REMAINS OF THE DECEASED AND FIND THAT THE DECEASED CAME TO DEATH AT THE HOUR AND DATE STATED ABOVE.				23b PHYSICIAN'S I HEREBY CERTIFY THAT I ATTENDED THE DECEASED FROM <u>May 11</u> THAT I LAST SAW THE DECEASED ALIVE ON <u>Jan. 26</u> AND THAT DEATH OCCURRED FROM THE CAUSES AND AT THE HOUR AND DATE STATED ABOVE.				23c DATE SIGNED		
								1/27/50		
23c SIGNATURE			DEGREE OR TITLE		23d ADDRESS		23e DATE SIGNED			
David I. Levine, M.D.					8057 Beverly Blvd. Los Angeles, Cal.		1/27/50			
24a <input checked="" type="checkbox"/> BURIAL <input type="checkbox"/> CREMATION REMOVAL		24b DATE		24c CEMETERY OR CREMATORY		25 SIGNATURE OF EMBALMER		LICENSE NUMBER		
		1-29-50		Beth Olam Cemetery		J C Summers		1943		
27 DATE RECEIVED BY LOCAL REGISTRAR			28 SIGNATURE OF LOCAL REGISTRAR			29 ADDRESS FUNERAL DIRECTOR		ADDRESS		
JAN 27 1950			Roy O. Gilbert M D by Lillian Pasch			Willen Mortuary		Hollywood		

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 5000.00

David P. Sage

Subscribed and Sworn to before me

this 27th day of November, 1950



Joint Tenancy Grant Deed

Affix I. R. S. \$... 31, 35

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

526 8-55

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DAVID P. SAGE and BETTY SAGE, husband and wife

hereby GRANT(S) to

FRIDERIK HERZBERGER and MARIA R. HERZBERGER, husband and wife,

, AS JOINT TENANTS,

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

Lot 83 of Tract No. 1525, as per map recorded
in Book 62, Page 39 of Maps, in the office of
the County Recorder of said County.

SUBJECT TO:

All general and special taxes for fiscal year 1957-1958, a lien not yet payable.
Conditions, restrictions, reservations, covenants, easements, rights and rights
of way, of record, if any.

Dated: August 1, 1957

STATE OF CALIFORNIA
COUNTY OF }
Los Angeles } SS.

David P. Sage
David P. Sage

On August 1, 1957
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
David P. Sage and Betty Sage

Betty Sage
Betty Sage

SPACE BELOW FOR RECORDER'S USE ONLY

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.
(Seal) *Edith Walden*
Notary Public in and for said County and State
My Commission Expires Sept. 21, 1959

DOCUMENT No. _____
RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.

SEP 3 1957 AT 8 A.M.

Mr. and Mrs. Frederik Herzberger
2257 West 95th Street
Cleveland, Ohio
8920 Rangely Ave., Los Angeles, Calif.
Title Order No. 4830557
Escrow or Loan No. 156-11745-P

OFFICIAL RECORDS
RAY E. LEE, RECORDER
LOS ANGELES COUNTY, CALIF.

1A
FEE \$2.00



TITLE INSURANCE AND TRUST COMPANY

FRESNO COUNTY
1117 VAN NESS AVENUE, FRESNO

INYO-MONO COUNTIES
149 NORTH EDWARDS STREET, INDEPENDENCE

KERN COUNTY
17TH AND 4TH STREETS, BAKERSFIELD
1331 CHESTER AVENUE, BAKERSFIELD

ORANGE COUNTY
416 NORTH MAIN STREET, SANTA ANA

RIVERSIDE COUNTY
3940 MAIN STREET, RIVERSIDE

SAN DIEGO COUNTY
1028 SECOND AVENUE, SAN DIEGO 12

SAN LUIS OBISPO COUNTY
777 FIGUEROA STREET, SAN LUIS OBISPO

SANTA BARBARA COUNTY
36 EAST FIGUEROA STREET, SANTA BARBARA

TULARE COUNTY
320 WEST MAIN STREET, VISALIA

VENTURA COUNTY
101 SOUTH CHESTNUT STREET, VENTURA

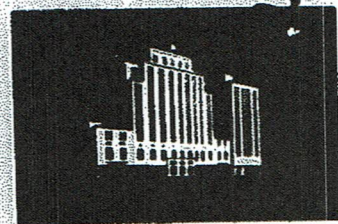
WHEN RECORDED MAIL TO

12/5/57

DOCUMENT No. _____
RECORDED AT REQUEST OF _____

DEC 5 1957
9 MIN PAST 2 P.M.

OFFICIAL RECORDS
RAY E. LEE, RECORDER
LOS ANGELES COUNTY, CALIF.



3

FEE \$2.80 2 D

TITLE INSURANCE AND TRUST COMPANY

INCORPORATED 1893
HOME OFFICE

433 SOUTH SPRING STREET, LOS ANGELES 54

274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BOOK 55498 PAGE 89



Joint Tenancy Grant Deed

Am: I. R. S. § 21.35

328 # 55

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DAVID P. SAGE and BETTY SAGE, husband and wife

hereby GRANT(S) to
FREDERIK HERZBERGER and MARIA R. HERZBERGER, husband and wife,

, AS JOINT TENANTS,

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

Lot 83 of Tract No. 5125, as per map recorded
in Book 62, Page 39 of Maps, in the office of
the County Recorder of said County.

SUBJECT TO:

All general and special taxes for fiscal year 1957-1958, a lien not yet payable.
Conditions, restrictions, reservations, covenants, easements, rights and rights
of way, of record, if any.

This deed being re-recorded to correct the Tract No. to be 5125, instead of 1525.

STATE OF CALIFORNIA
COUNTY OF

Los Angeles

SS.

On November 29, 1957
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared
David P. Sage and Betty Sage

David P. Sage
David P. Sage
Betty Sage
Betty Sage

known to me to be the person(s) whose name(s) are
subscribed to the within instrument and acknowledged that
they executed the same.

WITNESS my hand and official seal.

(Seal) Robert W. Loman
Notary Public in and for said County and State
My Commission Expires Sept. 21, 1959

DOCUMENT No. 274
RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
SEP 3 1957 AT 8 A.M.

Mr. and Mrs. Frederik Herzberger, REQUEST OF
2257 West 95th Street
Cleveland, Ohio
8920 Rangely Ave., Los Angeles, Calif.
Title Order No. 882022
Escrow or Loan No. 156-14765-P

BOOK 55498 PAGE 89
OFFICIAL RECORDS
RAY E. LEE, RECORDER
LOS ANGELES COUNTY, CALIF.

4894200407
Accommodation

FEB 2.00 1A

Form 521 1-56 (Individual)

SPACE ABOVE THIS LINE FOR RECORDER'S USE



Joint Tenancy Grant Deed

ABx I. R. S. § 31,35

526 8-55

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DAVID P. SAGE and BETTY SAGE, husband and wife

hereby GRANT(S) to
FREDERIK HERZBERGER and MARIA R. HERZBERGER, husband and wife,

, AS JOINT TENANTS,

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

Lot 83 of Tract No. 5125, as per map recorded
in Book 62, Page 39 of Maps, in the office of
the County Recorder of said County.

SUBJECT TO:

All general and special taxes for fiscal year 1957-1958, a lien not yet payable.

Conditions, restrictions, reservations, covenants, easements, rights and rights of way, of record, if any.

This deed being re-recorded to correct the Tract No. to be 5125, instead of 1525.

Dated: August 1, 1957

STATE OF CALIFORNIA
COUNTY OF } SS.
Los Angeles

David P. Sage
David P. Sage

On August 1, 1957
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
David P. Sage and Betty Sage

Betty Sage
Betty Sage

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.
(Seal) *Richard W. Lee*
Notary Public in and for said County and State
My Commission Expires Sept. 21, 1959

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. 274
RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
SEP 3 1957 AT 8 A.M.

BOOK 55498 PAGE 89

OFFICIAL RECORDS
RAY E. LEE, RECORDER
LOS ANGELES COUNTY, CALIF.

FEE \$2.00 1A

WHEN RECORDED MAIL TO
Mr. and Mrs. Frederik Herzberger REQUEST OF
2257 West 95th Street
Glendale, Calif.
8920 Rangely Ave., Los Angeles, Calif.
Title Order No. 820552
Escrow or Loan No. 150-11765-P

4894200407
Accommodation

WHEN RECORDED MAIL TO

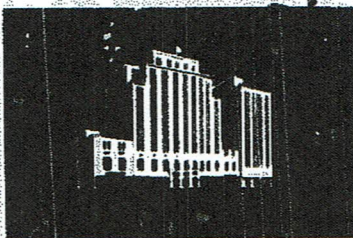
3-12-57

DOCUMENT No. _____
RECORDED AT REQUEST OF

DEC 5 1957
9 MIN PAST 2 P.M.

OFFICIAL RECORDS
RAY E. LEE, RECORDER
LOS ANGELES COUNTY, CALIF.

3



FEE \$2.80 2 D

**TITLE INSURANCE
AND
TRUST COMPANY**

INCORPORATED 1893
HOME OFFICE

433 SOUTH SPRING STREET, LOS ANGELES 54

RECORDING REQUESTED BY

4902

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF. FOR TITLE INSURANCE & TRUST CO.

49 Min. Post 2 P.M. JUN 5 1968 RAY E. LEE, County Recorder

FEE \$2 A

Name: Marie R. Herzberger, Street Address: 8920 Laurel Lane, City & State: West Hollywood, Calif. 90048

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name: Same as above, Street Address: 1-1-86, City & State: Comp. 4-1-86

NO STAMPS REQUIRED

TO 402 CA (6-67)

Quitclaim Deed

AFFIX \$ I. R. STAMPS ABOVE

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FREDERICK HERZBERGER

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to MARIA R. HERZBERGER, an unmarried woman

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

Lot 83 of Tract 5125, as per map recorded in book 62, pages 39-40 of Maps, in the office of the county recorder of said county.

Subject to Interlocutory Judgment entered into Case No. D 707161.

Dated May 31, 1968

Frederick Herzberger, Frederick Herzberger

STATE OF CALIFORNIA COUNTY OF Los Angeles } ss.

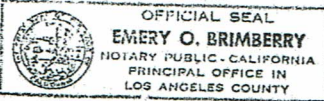
On May 31, 1968 before me, the undersigned, a Notary Public in and for said State, personally appeared

Frederick Herzberger

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.

Signature Emery O. Brimberry, EMERY O. BRIMBERRY

Name (Type in full) Expires Aug. 22, 1970 If executed by a Corporation the Corporation Form of Acknowledgment must be used.



(This area for official notarial seal)

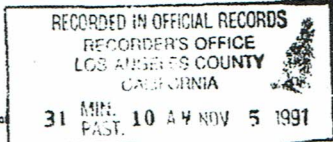
Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

91 1752203

Recorded at the Request of and Mail to:

CITY OF WEST HOLLYWOOD
8611 Santa Monica Boulevard
West Hollywood, CA 90069
Attention: Community Development Department



ACCEPTANCE AFFIDAVIT

91-17

Case Number

Property Address 8920 1/2 Rangely Ave. West Hollywood CA 90048

State of California, County of Los Angeles

FEE \$20 E
6

I, (We), Maria R. Herzberger hereby declare under penalty of perjury that I (we) and (are) the owner(s) of the property described in the above captioned case. I (We) am (are) aware of, and accept, all conditions of approval in Resolution(s) # 11, attached hereto as Exhibit A and incorporated herein by reference, of the Department of Community Development, City of West Hollywood.

PROPERTY OWNER'S INFORMATION:

Owner(s) MARIA R. HERZBERGER
Print Name (individual or corporation)

Maria R. Herzberger
Signature

Address 8920 Rangely Ave. WH Hollywood CA 90048
City, State, Zip & code

Telephone (310) 271-6473

ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

CAPACITY CLAIMED BY SIGNER

On this the 21 day of OCT, 1991, before me,
DANIEL TRESIERRAS JR
MARIA R. HERZBERGER
the undersigned Notary Public, personally appeared

Individual(s) _____
Corporate _____
Officers(s) _____
Partner(s) _____
Attorney-in-fact _____
Trustee(s) _____
Other _____

MARIA R. HERZBERGER
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged that 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.

SIGNER IS REPRESENTING
name of person(s) or entity(ies)

WITNESS my hand and official seal:

Signature of Notary Daniel Tresieras Jr



EXHIBIT A

The Community Development Department of the City of West Hollywood does resolve as follows:

Section 1. An application for development permit 91-17 was filed by Maria Herzberger to legalize an existing residential unit at 8920 1/2 Rangely Avenue.

Section 2. A public notice was posted at the subject property from June 24, to July 8, 1991.

Section 3. Pursuant to Section 9507 of the West Hollywood Municipal Code, the Department makes the following findings:

1. That the proposed project is consistent with the requirements of the R1.2 Zone and complies with the provisions of Article IX of the West Hollywood Municipal Code.
2. That the proposed project will not impair the integrity and character of the district in which it is located. The project is a single residential unit which is similar in nature and scale to other surrounding buildings on the street.
3. That the proposed project is compatible with existing and future land uses in the area in that the neighborhood is characterized by a mix of one and two-story residential structures.
4. That the subject site is physically suitable for the type of project being proposed in that the property is designated for low density residential, and the proposed single unit is consistent with that designation.
5. That the property is adequately served by water, and other public utilities and services, and can be safely accessed by vehicular traffic in the area.
6. That the proposed project is consistent with the goals, objectives and policies of the General Plan in that, subject to conditions of Section 4, the project will meet development and design requirements of the Low Density Residential Zone.
7. That the proposed project would not be detrimental to the

91-1752203

public interest, safety, health, convenience or welfare in that the project complies with all applicable development standards.

8. That the land use proposed is consistent with the General Plan in that the project is designed for two units at the R1.2 density approved by the City Council.

Section 4. The single unit residential project is considered categorically exempt as per the California Environmental Quality Act, Section 15300.

Section 5. Based on the foregoing findings, the Director hereby approves Development Permit 91-17 for property at 8920 1/2 Rangely Avenue, subject to the following conditions:

1. This permit shall not be effective for any purpose until the owner and/or applicant, has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit; this affidavit shall be recorded with the County Recorder. If the applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.
2. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
3. All requirements of the West Hollywood Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the permit or shown on the approved plans on file with the Department of Community Development.
4. This permit is to legalize a single residential unit.
5. The property shall be developed and maintained in substantial conformance with plans dated April 30, 1991.
6. Approval of this permit shall expire eighteen months (18) after the adoption of the revised Zoning Ordinance, April 4, 1991 or on October 4, 1992, unless substantial construction and/or improvements have commenced.
7. All landscaping and planting areas shall be installed in conformance with an approved landscape plan and shall be continually maintained in good condition and kept clean and weeded. Dead or dying plant material shall be replaced consistent with the approved landscape plan. All landscaping shall be served by an automatic

91-1752203

irrigation system which shall be continually maintained in good condition.

5. The subject property shall be served by on-site underground utilities to the satisfaction of the City.
9. All applicable building permits shall be obtained and all structures shall conform with the requirements of the City of West Hollywood Department of Building and Safety.
10. The residential project shall be developed and maintained in compliance with requirements of the Los Angeles County Health Department. Adequate water and sewage facilities shall be provided to the satisfaction of the Health Department.
11. The applicant shall provide complete plans and specifications for the proposed construction, evidence that construction financing has been secured, and executed architectural, engineering and construction contracts.
12. Grading and other construction activities shall be limited to the hours of 8:00 AM to 7:00 PM, Monday through Friday, and shall be limited to interior construction during the same hours on Saturday. No construction activity shall be permitted on Sundays and City or National holidays. The use of heavy equipment shall be restricted to the hours of 8:00 AM to 7:00 PM Monday through Friday. Trucks and other heavy equipment/vehicles shall not arrive before 8:00 AM. All construction equipment and materials shall be stored on site.
13. There shall be an on-site construction manager.
A sign shall be posted on the site indicating the hours of permissible construction work and the use of heavy equipment, including the arrival time of trucks, heavy equipment and other vehicles to the site.
15. Exterior color and material samples shall be submitted, along with construction plans for the project, for review and approval by the Director of Community Development prior to issuance of building permits.
16. Sidewalks, curbs, gutters, paving and driveways which need replacing or removal shall be reconstructed to the satisfaction of the City Engineer. Approval for this work shall be obtained from the City Engineer prior to issuance of the building permits.
17. All other development, Public Art and permit fees shall be paid prior to the issuance of grading and building

91-1752203

permits and all public improvements shall be secured by bonding or approved equal.

18. All sidewalks and streets shall be kept clean and passable during all phases of construction.
19. Each dwelling unit shall be equipped with ultra-low flush toilets and shower heads.
20. The rehabilitation work on the unit shall include 1) a fire rated wall and door assembly on the garage common wall, 2) closing the rear openings in the living room and kitchen with similar construction, 3) installation of a fire rated parapet wall on the three sides of the building abutting the neighboring property.
21. All parking for construction crews shall be provided on-site, a parking plan shall be submitted for approval by the Department of Community Development.
22. A sign shall be posted on the property in a manner consistent with the public hearing sign requirements which shall identify the address and phone number of the owner and/or applicant for the purposes of responding to questions and complaints.
23. A copy of these conditions shall be posted in an easily visible and accessible location at all times during construction at the project site. The pages shall be laminated or otherwise protected to ensure durability of the copy.
24. In the event that the permittee (applicant) violates or fails to comply with any of the conditions of approval of this permit and the City takes measures to cure such violation or require compliance or exercises any other remedy allowed under this Development Permit or the West Hollywood Municipal Code, permittee shall reimburse the City fully its costs and expenses, including but not limited to attorneys fees, in taking such action. If a stop work order is imposed due to a violation of or failure to comply with conditions, in no event will the order be lifted until such reimbursement is first made; moreover, in no event shall a certificate of occupancy, a business license, or any other applicable permit be issued until and unless such reimbursement is made. Reimbursement of such enforcement costs shall constitute a civil debt and may be collected by any means permitted by law.
25. In the event the permittee violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

91-1752203

26. In the event that three violations of the terms of these conditions related to construction activity are verified by the Department of Community Development, a monitor shall be appointed to supervise construction activity and paid out of the posted bond.

91-1752203

IMENT 6

RECORDING REQUESTED BY

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

93- 950482

NAME MARIA HERZBERGER
S ALEXANDER
STREET ADDRESS 10146 BALBOA BL
CITY STATE ZIP GRANADA HILLS CA 91344

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 10 A.M. MAY 19 1993

FEE \$5 P

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. _____

Escrow or Loan No. _____

QUITCLAIM DEED THIS IS A BONAFIDE GIFT, GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911 CHILD TO PARENT

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ NONE CITY TAX \$ _____
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated area: LOS ANGELES City of LOS ANGELES and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOSEPH ALEXANDER AND HEIDI ALEXANDER, husband and wife

hereby remise, release and forever quitclaim to

MARIA R. ~~HERZBERGER~~, an unmarried woman
HERZBERGER

the following described real property in the CITY OF LOS ANGELES

County of LOS ANGELES State of California:

Lot 83 OF TRACT 5125 AS PER MAP RECORDED IN BOOK 62 PAGE 39

TO 40 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated MAY 5, 1993

State of CALIFORNIA

County of LOS ANGELES } SS.

On MAY 13 1993 before me.

Notary Public, personally appeared JOSEPH ALEXANDER & HEIDI ALEXANDER

Joseph Alexander
JOSEPH ALEXANDER

Heidi Alexander
HEIDI ALEXANDER

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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.
Signature *Daniel Trasierras, Jr.*

(This area for official notarial seal)

TLX 104 (Rev. 6/92) R

MAIL TAX STATEMENTS AS DIRECTED ABOVE.



This page is part of your document - DO NOT DISCARD



20150071122



Pages:
0003

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

01/21/15 AT 12:38PM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201501212930107

00010065655



006597545

SEQ:
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

E485912

PREPARED AND RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

VANESSA M. TERZIAN
Attorney at Law
Terzian Law Partners, APC
727 Foothill Blvd.
La Canada Flintridge, California 91011
818-864-6174



MAIL TAX STATEMENTS TO:

Maria Regina Herzberger, as Trustee
8920 Ranglely Avenue
West Hollywood, CA 90048

THIS SPACE FOR RECORDER'S USE ONLY

APN: 4336-013-004

GRANT DEED TO A REVOCABLE TRUST

The undersigned Grantor declares that this conveyance transfers
Grantor's interest to Grantor's Revocable Trust for ZERO consideration.
This transaction is exempt from the Documentary Transfer Tax pursuant to R & T Code §11930.
Documentary transfer tax is \$ NONE.

MARIA R. HERZBERGER, an unmarried woman, the GRANTOR,

HEREBY GRANTS TO

MARIA REGINA HERZBERGER, as Trustee of THE MARIA REGINA LIVING TRUST, U/A dated December 29,
2014, the GRANTEE,

All of THAT PROPERTY situated in the County of Los Angeles, State of California, and commonly known as 8920
Ranglely Avenue, West Hollywood, CA; which property is bounded and described as follows:

Lot 83 of Tract 5125 as per Map recorded in Book 62 Page 39 to 40 of Maps in the Office of the County Recorder
of said County.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove
described real property; including, but not limited to, the power to convey.

MAIL TAX STATEMENTS TO:

Maria Regina Herzberger, as Trustee, 8920 Ranglely Avenue, West Hollywood, CA 90048

3

Executed on December 29, 2014, in Los Angeles County, California.


MARIA R. HERZBERGER

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

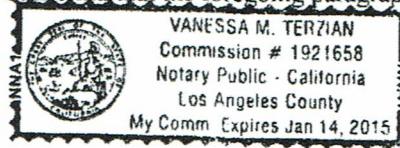
On December 29, 2014, before me, VANESSA M. TERZIAN, a Notary Public, personally appeared MARIA R. HERZBERGER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized 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.



Notary Public Signature



Notary Public Seal