



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2019-0020

AGENDA ITEM: AR-1

PREPARED BY: Teresa Santilena
Associate Planner

MEETING DATE: July 24, 2019

TITLE: Determination of Historic Significance
1213 California Avenue

APPLICANT: Vardan Kasemyan
600 West Broadway, Suite 350
Glendale, CA 91204

REQUEST: Approve the exemption request and determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for significant alteration.

BACKGROUND: The applicant has presented staff with a preliminary development plan that would involve demolition of more than 25% of the front facing wall of a one-story, Minimal Traditional style house at 1213 California Avenue. Since the house was built over 50 years ago (1950), the proposed alteration requires that the Historic Preservation Commission (HPC) first make a determination



regarding the building's potential significance as a historic resource. On June 26, 2019, the applicant submitted a written request prepared by McKenna et al. (Attachment A) to be exempt from the demolition review requirements due to the home's perceived obvious lack of historic significance. If the Commission determines the request does not meet the finding for an exemption, pursuant to Monrovia Municipal Code (MMC) Section 17.10.050(B)(3), the HPC may either reject the request or require additional documentation.

The applicant's submittal includes: building characteristics, a history of the building permits, an ownership history, and current photos of the subject home. Staff prepared the property's Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6L. A California Resources Historic Status (CRHS) code of 6L means that the property is not eligible for listing or designation under state or local evaluation criteria, but may warrant special consideration in local planning.

ANALYSIS: Pursuant to Monrovia Municipal Code (MMC) Section 17.10.030, a home remodel that proposes to alter more than 50% of a residential building’s roof area, 50% or more of a building’s total exterior wall area, or 25% or more of any exterior wall facing a public street that was constructed over 50 years ago requires a Discretionary Demolition Permit. MMC Section 17.10.060 states that no demolition permit shall be approved or issued until the HPC has made a determination of historic significance. The home improvement project proposed by the applicant would exceed the maximum alteration threshold for street-facing exterior wall area modification.

A field survey and evaluation of 1213 California Avenue was conducted by City staff including a review of the applicant's documentation and an inspection of the site and existing structure. This information was used to document its current conditions and evaluate the property for historic significance.

The subject property is located within an area that was identified for further study due to its historical associations with a formerly racially segregated neighborhood. As a result, staff referenced the City of Monrovia's Historic Context Statement (HCS) with respect to the Cultural Context and Ethnic Enclaves theme (1887 – 1967). Staff also used the Residential Development Theme (1941 – 1967), Single-Family Residential Infill sub-theme, to evaluate the property’s historic significance. The registration requirements for the Minimal Traditional style were used as a reference to evaluate the design from the period of significance of (1930 – 1950).

Property History

The subject property is located on the west side of California Avenue, between East Cypress Avenue and East Cherry Avenue. The lot is currently developed with a single-family Minimal Traditional style house and a detached garage.

The City’s building permit history indicates that the original building permit was issued to Roland Bell in 1950. The following table outlines the significant building permit history relating to new construction.

Building Permit History – 1213 California Avenue

Date	Owner	Contact	Description
03/10/50	Roland Bell	J.H. Hendrick & Co.	Dwelling and Detached Garage
07/31/70	Roland Bell	Allied BLDRS.	Add Laundry Room and Patio Cover

A review of the permit history reveals that the main dwelling has undergone some alteration since its original construction, in the form of a 135 square foot room addition and covered patio to the rear of the home. In addition to the permitted work, the exemption request also notes that all of the original wood windows have been replaced with vinyl.

The summary provided by McKenna includes information for the previous owners of the parcel. When the tract was initially subdivided, it was owned by L.L. Bradbury, who parceled off a larger property and sold the new lots for development purposes. When the house was

first constructed, the owners of record were Roland D. and Cora T. Bell. According to McKenna's research, Mr. Bell's occupation was a clerk for the United States Post Office and the Social Security Administration. His wife Cora Bell did not have an occupation listed. After Roland passed away in 1999, the house passed to Cora as the sole owner. Cora lived there until earlier this year when the home was sold to the current owner, Ashot Galadjian. Neither of the previous property owners appear to be significant in local, regional or state history.

Current Conditions

The Minimal Traditional home features an L-shaped floor plan and moderately-pitched cross gable roof plan with shallow eave overhang. The original shake roofing material was replaced with composition shingles. The home is clad in stucco. There are minimal decorative elements; the recessed front porch has a plain wood railing and sits under a simple extended eave overhang. The shutters that appear on one window of the primary façade are broken and are not original to the home. There is a small block planter on the south side of the primary façade, which is also not original to the home. There is a detached 2-car garage on the north side of the property.

Historic Integrity

Cultural Context

Ethnic minority enclaves in Monrovia comprise large numbers of residential properties that were concentrated in a particular geographic area and ethnic group, in part because of racial covenants imposed on housing and appraisals. In 1935, the federal government created color-coded maps nationwide indicating the level of risk of neighborhoods for lending, with red indicating the most risky. The effect of this tiered preference for home loans was that less affluent neighborhoods were denied loans for buying and maintaining homes, leading to deterioration of those neighborhoods that were already segregated. This "redlined" area in Monrovia encompassed the subject neighborhood.

Eligible resources under the context of Ethnic Enclaves include buildings and structures associated with neighborhoods that were historically associated with a specific ethnic group. Property types are mainly residential both single- and multi-family, often anchored by a church identified with a particular ethnic group. Houses where such organizations met regularly might be included within an ethnic enclave and may be considered historically significant. There is no evidence that the subject house was the home of any prominent ethnic leader, nor was it the meeting place of any organized ethnic or cultural group in the City.

Architecture and Design Context

Staff assessed the architectural style of the property under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association. The house at 1213 California Avenue retains some integrity of location, setting, feeling and association in that the house has remained on its original site since its construction in 1950. However, the exterior alterations of a rear addition and modern vinyl windows have compromised the aspects of materials, design and workmanship. The HCS notes that for Minimal Traditional architecture, retention of design, workmanship and materials will usually be more important than location, setting, feeling and association.

As noted in the HCS, properties located within formerly racially segregated neighborhoods traditionally had a difficult time securing lending for property maintenance which contributed to additional deterioration of already segregated neighborhoods. This fragmentation of the

community is still reflected in certain parts of the City, including the neighborhood in which 1213 California Avenue sits. This home's architecture does not represent the best example of the Minimal Traditional style; however, the home's simple one-story massing conveys the modest characteristics of single-family residential development in this neighborhood that may be worthy of consideration in future planning.

Evaluation Criteria

In order to be eligible for designation as a local landmark, the property would need to meet at least one of the seven criteria listed in MMC Section 17.40.060. The property would not meet any of those standards. The house at 1213 California Avenue is not identified with persons or events that are significant in local, regional, state, or national history. It does not represent the work of a notable builder, designer, or architect. The HCS states that for a Minimal Traditional house to be considered for local listing, it must retain all of its character defining features and comparison to other Minimal Traditional homes is imperative. The house was altered with the addition of a laundry room and outdoor porch, and the replacement of windows and roofing materials. Furthermore, given the lack of decorative architectural elements, better examples of Minimal Traditional architecture exist within the City.

RECOMMENDATION: The applicant's exemption request demonstrates that the property located at 1213 California Avenue does not have architectural or known historic value that meets the criteria for local landmark status and is not a contributor to a potential historic district. However, the one-story massing and modest appearance of the house may be considered of local interest associated with a cultural theme.

Staff recommends that the Historic Preservation Commission approve the attached DPR form and assign a CHRS Code of 6L to the property. If the Historic Preservation Commission concurs with this recommendation, then the following motion is appropriate:

Accept the exemption request and approve the DPR Form with a Status Code of 6L.

Page 1 of 2 *Resource Name or #: 1213 California Avenue

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 1213 California Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8515-013-023

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story, 1,299 square foot, minimal traditional residence is located on the west side of California Avenue and was built in 1950. The house has an L shaped floor plan and moderately-pitched cross-gable roof form with shallow eaves. The original shake roofing material has been replaced with composition shingles.

The building is sided with sand finish stucco. The recessed front entrance is located beneath a simple extended eave overhang. The original fenestration appears to be in place, however all original windows have been replaced with vinyl windows. The shutters on the primary façade are broken and not original to the house. The home was altered with a 135 square foot rear addition in 1970.

There is a detached 2-car garage on the north side of the property.

P3b Resource Attributes: (List attributes and codes) HP2 - Single Family Property

*P4 Resources Present: Building Structure Object Site District Element of District Other

P5a Photograph

P5b Description of Photo: (view, date)

Facade (view from west) July 2019

P6 Date Constructed: 1950

Source: City Building Permits

P7 Owner and Address:

Ashot Galadgian
1213 California Avenue

Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: July 2019

P10 Survey Type: Individual



P11 Report Citation:

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

Page 2 of 2 *Resource Name or #: 1213 California Avenue

B1 Historic Name: N/A

B2 Common Name: N/A

B3 Original Use Single-family residential

Present Use Single-family residential

B5 Architectural Style Minimal Traditional

B6 Construction History (Construction date, alterations, and date of alterations)

1950 – Dwelling and Detached Garage
1970 – Laundry Room and Patio Cover

B7 Moved: No	Date Moved <u>N/A</u>	Original Location <u>N/A</u>
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B8 Related Features:
 None

B9a Architect: <u>Unknown</u>	b. Builder: <u>J.H. Hendrick & Co.</u>
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B10 Significance:	Theme: <u>Residential Development</u>	Area: <u>Monrovia</u>
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Period of Significance: 1941-1967 **Property Type** Single-Family Residence

Discuss importance in terms of historical or architectural context as well as integrity.

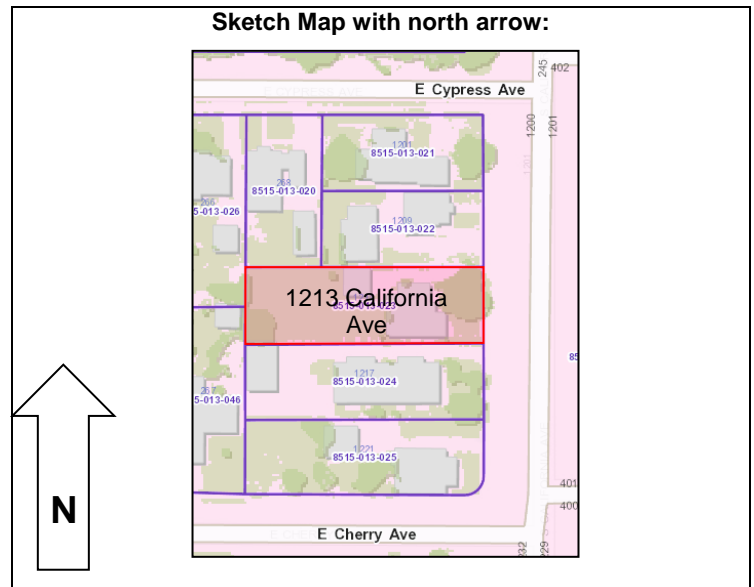
The property was subdivided from a larger property in the late 1940s or early 1950s, along with several other parcels. It is located within a formerly racially segregated neighborhood. The house retains some integrity of location, setting, feeling and association in that it has remained on its original site since its construction in 1950. However, the exterior alterations of a rear addition and modern vinyl windows have compromised the aspects of materials, design and workmanship. This home's architecture does not represent the best example of the Minimal Traditional style; however, the home's simple one-story massing conveys the modest characteristics of single-family residential development in this neighborhood that may be worthy of consideration in future planning.

B11 Additional Resource Attributes:

B12 References:
 Los Angeles County Assessor's Records
 City of Monrovia Building Permits
 Monrovia Citywide Historic Context Statement

B13 Remarks

B14 Evaluator/ Date City of Monrovia
 July 2019





Pursuant to Monrovia Municipal Code (MMC) Section 17.10.050(B)(3), please accept this written request to be exempt from providing a written historic assessment and prepared by a City-approved historic preservation expert for main residential buildings 50 years and older proposed for demolition. Based on the information provided in this written request, there is an obvious lack of historic significance.

I, **Jeanette A. McKenna, representing Vardan Kasemyan (SEC Development) and Ashot Galadian (Property Owner)** have investigated the available resources as outlined in the City of Monrovia House Research Guide. The information has been gathered as follows:

Property Address: **1213 California Avenue**
Applicant Name: **Vardan Kasemyan (for Ashot Galadgian)** Title: **Architect, SEC Development**
Address: **600 W. Broadway, Suite 350, Glendale, CA 91204**
Phone: **(818) 935-1171** Email: vardan@secdevelopment.net

1. Year Built: **1950-51** Source (check applicable boxes):
3 Bed/2 Bath/1299 sq. ft.
 - Los Angeles County Assessor
 - City Building Permit
 - City Permit Book
 - Sanborn Map
 - Other _____

2. Location. **West side of California Avenue, between E. Cypress Avenue and E. Cherry Avenue; East of Myrtle Avenue and north of the 210 Freeway. Map Attached.**

3. Architectural/Design Description.
 Check the appropriate box. **Photographs attached**
 - Victorian
 - Stick Style
 - Queen Anne
 - Shingle Style
 - Folk Victorian
 - American Foursquare
 - Art Deco
 - Transitional Craftsman
 - Streamline Moderne
 - Craftsman
 - Minimal Traditional (Altered)**
 - Spanish Colonial Revival
 - Mid-Century Modern
 - Mediterranean Revival
 - The Ranch House
 - Tudor Revival
 - Other _____

4. Roof. Check the boxes that best describes the style and material of the roof.

 Style:
 - Gable (Cross-Gable)**
 - Hipped
 - Cross Hipped
 - Flat
 - Other _____



Material:

- Composition Shingles**
- Asphalt Shingles
- Other _____

5. Exterior Wall Material. Check the boxes that best describes the exterior wall material.

X Siding:

- | | |
|--|---|
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Fiber Cement |
| <input type="checkbox"/> Wood (Modern Composite) | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Composite | <input checked="" type="checkbox"/> Other Stucco |

Stucco Finish

- Smooth
- Rough
- Sand

6. Windows. Check the boxes that best describe the window type, arrangement, openings, and materials.

- Original. Since the home was constructed, the windows have not been replaced.
- Altered.** Windows materials have been replaced with modern vinyl windows.

Window Material. Check the boxes that best describe the window material.

- Wood (sills)** **Vinyl (all replaced)** Aluminum Other _____

7. Unique Features. List any unique features (i.e. chimney, uniquely shaped windows, shutters, decorative elements). **There is a detached garage; one set of shutters on west elevation (broken); small front porch; rear covered brick patio; large rear yard; concrete driveway on northern property boundary; wood and chain link fencing; main entry on north elevation of residence (facing S. California Avenue).**

8. Other Important Property Description. **Property is rectangular and oriented east/west. This particular property was once part of a large property and split off in the late 1940s-early 1950s and sold for development. Original owner owned frontage on S. California Avenue, between E. Cypress Avenue and Rosario Avenue (ca. 1887), prior to the establishment of E. Cherry Avenue (Block C of West Duarte; Bradbury's Addition to Monrovia). When mapped, the entire Addition was owned by L.L. Bradbury. The alignment now identified as E. Cherry Avenue runs two lots south of the subject property.**



In 1892, the Subdivision of the Bradbury’s Addition to the City of Monrovia identified the property within Lot 5 of Block C. The Leffler property is illustrated within Lot 5 and the Bell property is due north of the Leffler property. T

he property is located within Township 1 North; Range 11 West; SE ¼ of SE ¼ of Section 26; NAD 83 UTM 408232E/3778814N; NAD 27 UTM 408312E/3777817N.

9a. Building Permit History. Attach additional sheets if necessary.

Builder: **J.H. Hedrick Co.** Architect: **Unknown/NA**

Date	Description	Property Owner	Architect/Builder
1916-50+/-	Block C; Bradbury’s Addition to Monrovia	Joseph M. Leffler (Rancher) @ 1221 S. California Avenue	NA
1950-51	Residence and Detached Garage	Roland and Cora Bell	J.H. Hedrick Co. (Contractor)
1970	Addition of Laundry Room and Covered Patio	Roland and Cora Bell	Allied Builders and Tailor Made Fences
1993	Re-roof Dwelling and Garage	Roland and Cora Bell	Champion Roofs
2003	Water Piping Upgrades	Cora Bell	All Star Remodeling, Inc.
2014	Re-roof Dwelling and Garage	Cora Bell	Ricardo Ramirez (Contractor)

9b. Ownership History. Attach additional sheets if necessary.

Dates	Name	Occupation	Source
1950-1999	Roland D. Bell and Cora T. Bell	USPO Clerk and SSA Clerk	Directories and Census Data
1999-2014+	Cora T. Bell (widowed)	NA	Directories and Ancestry.com Data

10. Alterations. Have there been any changes to the exterior of the home that have changed the home since original construction (such as addition, stucco over siding, etc. Building permits may contain this information).



Date	Description of Alteration
1950-51	Original residence and detached garage (1146 sq. foot dwelling)
1970	Laundry Room addition and chain link fence
1993	Re-roof dwelling and garage
2003	Water piping upgrades
2014	Re-roof dwelling and garage

11. Sources. List sources of information used to complete this form. Attach additional sheets if necessary.

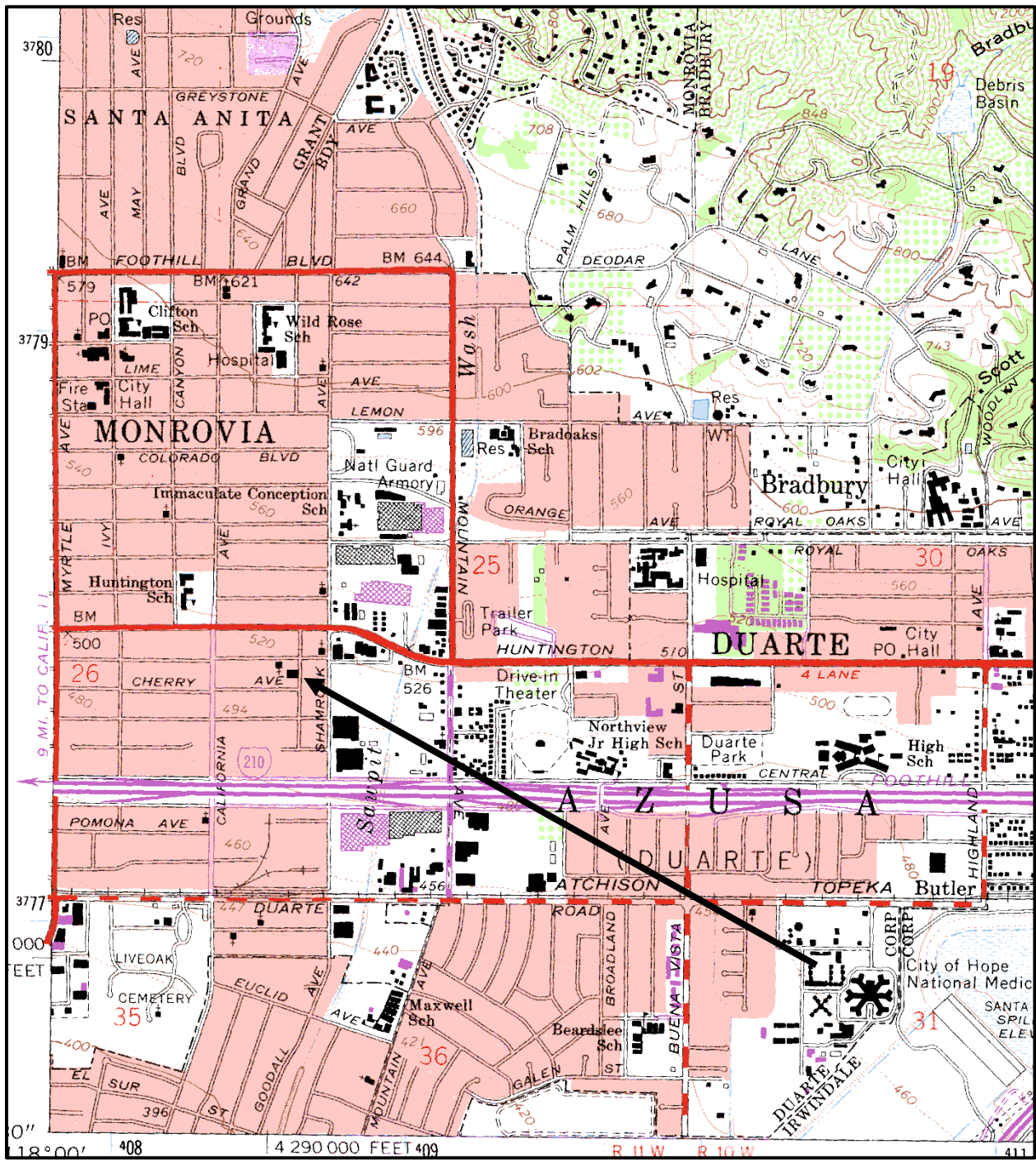
- City Directories (1932-1970)**
- U.S. Census Data (Ancestry.com)**
- L.A. County Assessor files**
- City of Monrovia Permits**
- L.A. County Historic Map files**
- Historic Aerial Photographs (Historicaerial.com)**
- McKenna et al. in-house research files**

I hereby certify under penalty of perjury that the information provided herein is to the best of my knowledge and belief, a true and complete statement. I understand that this written request is not considered approval and additional information may be requested by the City of Monrovia.

Signature: Jeanette A. McKenna Date: June 24, 2019

Print Name: **Jeanette A. McKenna** Title: **Owner/Principal, McKenna et al., Whittier, CA**

- Attachments:**
- A. Professional Qualifications**
 - B. Building Permit Files**
 - C. Supplemental Research Data**
 - D. Photographic Record**



USGS Azusa Quadrangle, rev. 1972
Township 1 North, Range 11 West, SE ¼ of SE ¼ of Section 26
1213 S. California Avenue, Monrovia, CA 91016

ATTACHMENT A:
Professional Qualifications

JEANETTE A. McKENNA
Owner and Principal Investigator
McKenna et al., Whittier CA

Ms. McKenna specializes in the discipline of Cultural Resource Management: prehistoric archaeology, historic archaeology, historic architecture, and history. She holds a Master's Degree in Anthropology/Archaeology and was recently awarded an Honorary Doctorate of Letters (HonDL) by the International Biographical Centre of Cambridge, England. She is a past member of the Board of Directors for the Society of Professional Archaeologists (SOPA 1993-97) and was certified by the Society to conduct both prehistoric and historic archaeological studies. Ms. McKenna is also recognized by the California Office of Historic Preservation as qualified to complete historic architectural studies. Ms. McKenna was on the Board of Directors for SOPA when the Society established the Registry of Professional Archaeologists (RPA) and has been a Registered Professional Archaeologist since 1998. Ms. McKenna has over 39 years of professional experience as an archaeologist/cultural resource manager and has participated on over 1700 projects of various sizes and complexities. The majority of her work has been conducted as a Field Director, Project Manager, and/or Principal Investigator throughout California and the Greater Southwest.

TECHNICAL CAPABILITIES

- Vast experience in the greater Southwest, Great Basin, and Southern California regions. Familiar with the full range of cultural resource investigations and has completed projects within the public and private sectors, including environmental management firms, planning and engineering firms, and State and federal agencies.
- Active in the discipline of Cultural Resource Management since 1976; over 39 years of professional experience in Southern California, Arizona, and Nevada.
- Particular interest in the desert regions of California and Arizona, with specializations in the Proto-historic and Historic Contact Periods.
- Considerable experience in dealing with prehistoric cultural remains and working directly with Native American groups in archaeological training programs (Arizona State University; the Southern California Indian Center, Garden Grove).

EDUCATION AND AFFILIATIONS

B.A., Anthropology, 1977, CSU Fullerton
M.A., Anthropology, 1982, CSU Fullerton
HonDL, 2015, Int. Biog. Centre, Cambridge
Lambda Alpha Lambda Honors Society
Post Graduate Studies, Arizona St. Univ., 1982-85
Post Graduate Studies, UC Riverside, 1991-92
Certification Program: CEQA, Land Use and Environmental Planning, UC Riverside, 1997-98
Society of Professional Archaeologists (SOPA) Certification: Field/ Prehistoric Archaeology and Historical Archaeology (1984 to Present)
Registry of Professional Archaeologists (RPA)
Board of Directors, Society of Professional Archaeologists 1993-1997 (American Society of Conservation Archaeologists Representative)
BLM California Permit (renewable)
BLM Arizona State Permit (renewable)
Riverside County Registration No. 161
Arizona State Antiquities Permit (renewable)
Curation, San Bernardino Co. Museum
Curation, Arizona State University

SELECTED PROJECT EXPERIENCE

- Historic Architectural Studies for Renovation and Restoration, the Greek Theatre, Los Angeles CA
- Evaluation of Cultural Resources: Burbank and West Hollywood Redevelopment Project Areas, Los Angeles County, CA
- Historic Property Survey for the City of Whittier, Los Angeles County, CA
- Archaeological Investigations and Resource Evaluations for the Proposed Cajon Pipeline, San Bernardino and Los Angeles Counties, CA
- Archaeological Class I Investigations, Proposed Mojave Pipeline, San Bernardino County, CA
- Cultural Resources Investigations (Phases I, II, III, and Mitigation Monitoring) for the RIX/SARI Projects, Santa Ana Watershed Project Authority (SAWPA), San Bernardino and Riverside Counties, CA
- Phase I, II, and III Archaeological Investigations for the County Sanitation Districts of Los Angeles County, Puente Hills Landfill Solid Waste Management Facility Expansion Project, Whittier, CA
- Archaeological Mitigation Program, Phoenix Indian School Track Site Project. Arizona State University Office of Cultural Resource Management and the Bureau of Indian Affairs, Phoenix, AZ
- Archaeological and Testing Program for the Hidden Valley Golf Course and Van Buren Golf Course Properties, Riverside County, CA
- Cultural Resources Overview Studies for the Annexation of Unincorporated County Lands to the City of Ontario, CA
- Historic Property Survey Reports: Warner Bros. Main Lot Ranch Lot Properties, Burbank, CA
- Historic Archaeological Investigations for L.A. County Sheriff's Facility, Lancaster, CA.

ATTACHMENT B:
Building Permit Files

Legal Description for Mr. & Mrs. Roland Bell
1213 South California Ave.!--

That portion of Lot 5 in Block "C" of a Subdivision of Bradbury's Addition to the City of Monrovia, in the City of Monrovia, County of Los Angeles, State of California, as per map recorded in Book 52, page 19 of Miscellaneous Records, in the office of the County Recorder of said county, described as follows:-

Beg at an angle point in the East line of said lot 5, at the Southerly extremity of that portion of said East line which is shown on said map as having a length of 180 feet; thence Northerly along said East line 60 feet; thence Westerly parallel with the North line of said lot 5 a distance of 188 feet; thence Southerly parallel with said east line 60 feet more or less, to an angle point in the boundary of said lot 5; thence Easterly along said boundary 188 feet to the point of beginning.

1213 So. California

ADDRESS PERMIT NO. 697 DATE 3/14/50 CARD NO. OF

LOT 5 INFORMATION AS TO OWNER, CONTRACTOR, ETC., APPLIES TO ORIGINAL PERMIT ONLY. BL. C TR. Bradbury PERMIT FEE \$ 18.00

OWNER Roland Bell GROUP 1 TYPE 5 INSP. FEE \$

ADDRESS 219 E. Huntington FIRE ZONE 3 ZONE RA EX. FEE \$

CONTRACTOR J. H. Hedrick & Co. VALUE \$ 7500.00 TOTAL \$

ALL BUILDING AND SUB-CONTRACT PERMITS

WORK	NUMBER	DATE	CONTRACTOR	INSPECTIONS		FEE
				FINAL	INSP.	
FORMS				3/28/50		
FRAMING				4/28/50		
STEEL						
STEEL						
WIRING	565	4/25/50	M. Clancy	4/28/50	8/29/50	5
FIXTURES						
PLUMBING	530	4/17/50	Rupner	4/17/50	8/3/50	5
GAS						
SEWER	184	4/17/50	Rupner	4/28/50	8/29/50	5
HEATING						
PLAST. INT.	200	8/4/50	American	5/22/50	6/16/50	5
PLAST. EXT.				4/22/50		
FINAL					8/30/50	5

Permit No. 530

CITY OF MONROVIA
BUILDING DEPARTMENT

APPLICATION FOR PLUMBING, GAS AND
SEWER PERMIT

Date 4-17-60

Job Address 1213 So. California

Owner Bell

Contractor Superior Plbg. Service

Address 2620 E. Willey Blvd.

Phone FO. 01963

State Lic. No. 98304 City Lic. No. _____

I am the legal possessor of the above state and city licenses.

Richard Cavanaugh
Plumber

Nature of Installation

Plumbing Gas Sewer Total Fees 2750

Approvals

		Date	Inspector
Plumbing (Grd. Wk.)	<input type="checkbox"/>	_____	_____
	(Rough) <input type="checkbox"/>	_____	_____
	(Finish) <input type="checkbox"/>	_____	_____
Gas	(Grd. Wk.) <input type="checkbox"/>	_____	_____
	(Rough) <input type="checkbox"/>	_____	_____
	(Finish) <input type="checkbox"/>	_____	_____
Sewer	<input type="checkbox"/>	_____	_____

REMARKS: _____

Meter Service Ordered _____

DESCRIPTION OF WORK

PLUMBING

- | | |
|--|--|
| <input type="checkbox"/> Piping Only | <input type="checkbox"/> Automatic Washer |
| <u>1</u> Bath Tub | <input type="checkbox"/> Soda Fountain |
| <input type="checkbox"/> Shower | <input type="checkbox"/> Floor Drain |
| <u>2</u> Lavatory | <input type="checkbox"/> Sand Trap |
| <u>1</u> Kitchen Sink | <input type="checkbox"/> Water Softener |
| <input type="checkbox"/> Floor Sink | <input type="checkbox"/> Dishwasher |
| <input type="checkbox"/> Slop Sink | <input type="checkbox"/> Drinking Fountain |
| <u>1</u> Wash Tray | <input type="checkbox"/> Dental Lavatory |
| <u>2</u> Water Closet | <input type="checkbox"/> Lawn Sprinkler Sys. |
| <input type="checkbox"/> Urinal | <input type="checkbox"/> Vac. Brecker or |
| <u>1</u> Sewer ✓ | Back Flow Valve |
| <u>1</u> Water Distr. Sys. ✓ | Septic Tank |
| <input type="checkbox"/> Chemical Toilet | <input type="checkbox"/> Cesspool |

GAS PIPING

- | | |
|--|-----------------------------------|
| <u>1</u> Gas Piping Sys. | <u>1</u> Water Heater |
| <input type="checkbox"/> Outlets (over 10) | <u>2</u> Floor Furnace <u>250</u> |
| <input type="checkbox"/> Space Heater | Wall Furnace |

2500

3750	
2500	
1250	
2000	
2750	

Att. 2-1664

1

Types of Construction

- Type 1—Fire Resistive
- Type 2—Heavy Timber
- Type 3—Ordinary Masonry
- Type 4—Metal Frame
- Type 5—Wood Frame

CITY OF MONROVIA
DEPARTMENT OF BUILDING

Application for Building Permit

Valuation	\$ 7500.00
Fee	\$ 1800
Permit Number	697
Date Received	3-10-50
Date Issued	3-14-50

FOR TYPE NO. 5 BUILDING

To the Department of Building of the City of Monrovia:

Application is hereby made to the Department of Building of the City of Monrovia, through the office of the Chief Building Inspector for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Monrovia.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(Use Ink or Indelible Pencil)

LEGAL DESCRIPTION OF PROPERTY

Lot No. LOT # 5
SEE ATTACHED SHEET

Block C Tract BRADBURY'S ADDITION
 Owner's Name ROLAND BELL Owner's Address 219 E. HUNTINGTON DR
 Contractor's Firm Name J.H. HEDRICK & C. State License No. 106859
 Contractor's Address 131 S. SAN GABRIEL BLVD City License No. A 964
 Proposed Use of Building DETACHED DWELLING & GARAGE No. of Families 1 No. of Rooms 6

LOCATION OF BUILDING

No. 1213 S CALIFORNIA Street

VALUATION OF PROPOSED WORK { "Value" of a Building Shall Be the Estimated Cost to Replace the Building in Kind } \$ 7500.00

Architect / Engineer _____ State Certificate No. _____

Type of Soil SANDY LOAM
Sandy Loam, Clay, Adobe, Etc.

Number of buildings on lot 0 How used _____ Minimum distance from proposed new building _____

Size of proposed building 60' x 188' feet 1146 sq. ft.
Width Length Area of First Floor

Height of building 12' feet. Number of stories in height _____

Material of exterior walls PLASTER Material of Roof WOOD SHINGLE

I have carefully examined and read the above application and know the same is true and correct, and that, in doing this work, all provisions of Monrovia Ordinances and State Laws will be complied with, whether herein specified or not. Also in accordance with the Building Code, I hereby apply for a Certificate of Occupancy to be issued after all final inspections have been called for by me and have been made by the Department of Building.

All Applications must be filled out by the Applicant.

PLANS AND SPECIFICATIONS and other data must also be filed.

(Sign Here) _____ (Owner or Authorized Agent)

(NOTE—Turn over and fill out blank on other side)

FOR DEPARTMENTAL USE ONLY

ZONE	F. D. No.	GROUP	SET-BACKS	CHECKED BY	ISSUED BY
<u>RA</u>	<u>3</u>	<u>1</u>	<u>Plot Plan</u>	<u>P</u>	<u>[Signature]</u>

JOB ADDRESS 1213 CALIFORNIA AVE.
 LEGAL DESCRIPTION 8515
13
23

(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

APPLICATION FOR
BUILDING PERMIT
 BUILDING DEPARTMENT
 CITY OF MONROVIA

Description of Work ADD LAUNDRY ROOM
& PATIO COVER

Owner Name ROLAND BELL
 Address ABOVE
 City Monrovia Tel. No. 358-4567

Contractor Name Allied BLDGS.
 Address 451 No. LACIENEGA BLVD.
 City L.A. Tel. No. 655-6152
 State Lic. Bl-75584 City Lic. 9603

Architect or Engineer Name NONE
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Construction Lender Name Unknown
 Branch _____
 Address _____

Size of Lot _____ No. of Bldgs. 2
 Use of Property 1-Dwelling, 1-Garage (2-car)

WORK COVERED BY THIS PERMIT
 Height 10⁰ Ft. Area 135.0 Sq. Ft.
 No. of Stories 1 Valuation \$ 7850⁰⁰

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
John Mason
 Signature of Owner or Authorized Agent

Planning Department
 Zone R-2 Fire District F3 Minimum Setbacks
 Required Parking Spaces EXISTING Front 20 Rear 20
 side 5, side _____
 Special Permits or Conditions VERTICAL MEMBER OF PATIO MUST BE MIN. 5' FROM SIDE TB
 Zoning Approval Bob Trevino Date 7-29-70

Group Occupancy <u>I</u>	Type of Const. <u>V-N</u>	Plan Check Date	Permit Date
Checked by <u>Roh</u>	Approved by <u>BT</u>	Receipt # <u>14251</u>	<u>14251</u>
		Fee \$ <u>9.50</u>	\$ <u>9.00</u>

INSPECTION RECORD

Setback Check

Front _____ Side _____
 Rear _____ Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation	8-3-70	<i>Weach</i>
Reinforcing Steel		
Reinforcing Steel		
Walls		
Floors		
Masonry		
Grouting		
Framing	8-24-70	<i>Weach</i>
Roofing		
Sheathing Nailing		
Roofing Nailing		
Chimney or Fireplace		
Air Conditioning or Heating		
Venting		
Exterior Lathing	9-10-70	<i>Weach</i>
Interior Lathing or Drywall Nailing	9-10-70	<i>Weach</i>
Parking Areas.....		
Landscaping		
Special Requirements		
Zoning.....	8-3-70	<i>Weach</i>
Other		
House Number Posted		
FINAL	3-11-71	<i>Weach</i>

Correction Record

JOB ADDRESS 1213 Calif. Ave.

Nature of Installation

Plumbing Gas _____ Sewer _____ Furnace _____

DATE 8-7-70

TOTAL FEES \$ 8.00

PERMIT NO. 14286

Checked by [Signature]

**APPLICATION FOR
PLUMBING PERMIT**
BUILDING DIVISION
CITY OF MONROVIA

Owner Name Bell
Address 1213 Calif. Ave.
City Monrovia Tel. No. 3589567

Contractor Name Signal Plumbing, Inc.
Address 4520 Baldwin Ave.
City El Monte, 91731 Tel. No. 442-0513
State Lic. 245832 City Lic. 19613

DESCRIPTION OF WORK		
No.	ITEM	FEE
	Filing Fee	\$2. 00
4	FIXTURES <input type="checkbox"/> Sink <input type="checkbox"/> Lavatory <input type="checkbox"/> Water Closet <input type="checkbox"/> Shower <input type="checkbox"/> Bath Tub <input checked="" type="checkbox"/> Auto. Washer <input type="checkbox"/> Urinal <input checked="" type="checkbox"/> Wash Tray <input type="checkbox"/> Floor Drain <input checked="" type="checkbox"/> Disposer <input checked="" type="checkbox"/> Dishwasher _____ (Other)	6 00
	Water Piping System	
	Gas Piping System _____ Outlets over 5	
	Sewer _____ Wye _____ Direct (Saddle)	
	Cesspool or Drywell	
	Interceptor	
	Vacuum Breaker or Backflow Device	
	Lawn Sprinkler System	
	Water Heater	
	Furnace: _____ BTU's _____	
	Swimming Pool: _____ Private _____ Public	
	Street Excavation _____ Sq. Ft.	
	Miscellaneous:	
	Total Fee	8 00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of permittee [Signature]

Approvals

		Date	Inspector
Plumbing	(Grd. Wk.)	<input checked="" type="checkbox"/> 8-7-70	<i>Wash</i>
	(Rough)	<input checked="" type="checkbox"/> 8-12-70	<i>Wash</i>
	(Finish)	<input checked="" type="checkbox"/> 3-11-71	<i>Wash</i>
Gas	(Grd. Wk.)	<input type="checkbox"/>	
	(Rough)	<input type="checkbox"/>	
	(Finish)	<input type="checkbox"/>	
Sewer		<input type="checkbox"/>	
Furnace	(Vents)	<input type="checkbox"/>	
	(Finish)	<input type="checkbox"/>	

REMARKS:

Meter Service Ordered _____

JOB ADDRESS: 1213 So. CALIFORNIA

LEGAL DESCRIPTION

(Legal description may be attached separately if necessary)

Use of Structure

- Single Family Duplex
- Unit Apt. Sign
- Commercial Indust.
- Other _____

**APPLICATION FOR
BUILDING PERMIT**
BUILDING DEPARTMENT
CITY OF MONROVIA

Description of Work
CHAIN LINK FENCE

Owner
Name **ROLANDE BELL**
Address **1213 So. CALIFORNIA**
City **MONROVIA** Tel. No. **358-9567**

Contractor
Name **TAILOR MADE FENCE**
Address **242 W. DUARTE RD**
City **MONROVIA** Tel. No. **358-3347**
State Lic. **124681 C61** City Lic. **18949**

Architect or Engineer
Name _____
Address _____
City _____
State Certificate No. _____ Tel. No. _____

Construction Lender
Name _____
Branch _____
Address **NONE**

Size of Lot _____ No. of Bldgs. Now on Lot _____
Use of Property _____

WORK COVERED BY THIS PERMIT
Height **5** Ft. Area _____
No. of Stories _____ Valuation \$ **75⁰⁰** Sq. Ft. _____

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Mr. Fred E. Jaylon
Signature of Owner or Authorized Agent

Planning Department
Zone **R2** Fire District **F3** Minimum Setbacks
Required Parking Spaces **EXISTING** Front _____ Rear _____
side **FE** side _____

Special Permits or Conditions _____
Zoning Approval **Bob Turner** Date **7-17-70**

Group Occupancy _____	Type of Const. _____	Date _____	Plan Check _____	Permit _____
Checked by <i>RE</i>	Approved by <i>MC</i>	Receipt # _____	Fee \$ 7-21-70	14195
				5500

INSPECTION RECORD

Setback Check _____

Side J. P. L.

Front _____

Side _____

Rear _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation		
Reinforcing Steel		
Reinforcing Steel		
Walls		
Floors		
Masonry		
Grouting		
Framing		
Roofing		
Sheathing Nailing		
Roofing Nailing		
Chimney or Fireplace		
Air Conditioning or Heating		
Venting		
Exterior Lathing		
Interior Lathing or Drywall Nailing		
Parking Areas.....		
Landscaping		
Special Requirements		
Zoning.....	7-23-70	J.P.L.
Other		
House Number Posted		
FINAL		

Correction Record

Department of Electricity

City of Monrovia



PHONE 199

Permit No. 565 City License No. _____

OWNER

R. BELL

CONTRACTOR

MICHAEL RRY

LOCATION

1213 So. CALIFORNIA

DATE PERMIT GRANTED

Total	No. of Outlets	No. of Fixtures	No. of 40 W. Lamps	MOTORS	
				No.	H. P.
<u>4</u>	<u>6</u>	<u>13</u>			
Total Insp.	<u>445</u>				

CONTRACTOR'S PHONE _____

INSPECTOR _____

DO NOT WRITE IN THIS SPACE

60
300
100
405

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. 1521199 Company STATE FUND

Certified copy is hereby furnished.

Certified copy is filed with the city building inspection department.

Date 3/23/93 Applicant Champion Roofing

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws

Date _____ Applicant _____

NOTICE TO APPLICANT: It, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code you must forthwith comply with such provisions of this permit shall be deemed revoked

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number 409481 Lic. Class C39

Contractor Champion Roofing Date 3/23/93

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code)

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Section 7031.5, Business and Professions Code)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes

Signature of Applicant/Agent _____ Date 3/23/93

CITY OF MONROVIA
DEPARTMENT OF
COMMUNITY DEVELOPMENT
415 S. IVY AVE.
MONROVIA, CA. 91016
(818) 359-3231

JOB ADDRESS 1213 CALIFORNIA AVE
LEGAL DESCRIPTION Book _____ Page _____ Parcel _____

(legal description may be attached separately if necessary)

Use of Structure Duplex
Unit Apt. Sign
Commercial Indust.
Other _____

APPLICATION FOR
BUILDING PERMIT
BUILDING & PLANNING
DIVISIONS
CITY OF MONROVIA

New _____ Add'n _____ Alter _____ Demo _____

Description of Work RE ROOF CAMP SPINELS CLUB

Owner Name ROGER CAMP BELL
Address 1213 CALIFORNIA AVE
City MONROVIA CA Tel. No. 358-9554

Contractor Name CHAMPION ROOFING
Address 3257 WOODBURN RD
City LA BREA Tel. No. 259-0551
State Lic. 409481 City Lic. _____

Architect or Engineer Name _____ Address _____ City _____ State _____ Tel. No. _____
State Certificate No. _____

WORK COVERED BY THIS PERMIT
Height _____ Ft. Area 1920 Sq. Ft.
No. of Stories 1 Valuation \$ 3000
Size of Lot _____ No. of Bldgs. 1
Use of Property SEA Now on Lot 1

Group	Type of	Date	Plan Check	Permit
Occupancy	Const			<u>3/23/93</u>
Checked by	Approved by	Receipt #	Fee	<u>163-021005</u>
			\$	<u>11580</u>

ZONING

Zone _____ Fire District _____ Minimum Setbacks
Required Parking _____ Front _____ Rear _____
Spaces _____ side _____ side _____
Special Permits or Conditions _____
Zoning Approval _____ Date _____

FEES TO BE PAID BEFORE/OR AT TIME OF ISSUANCE OF THE BUILDING PERMIT

School Facility Fee - Sq. Ft. _____ x _____ = _____

Construction Tax Account No.: 311-32150

Bedrooms x \$125. = Construction Tax Fee (Max. \$500. per dwelling)

Receipt No.: _____

Sanitation Fund Account No.: 421-34540

Units x BDU x Zone # Fee = Fee

Receipt No.: _____

Sewer Deficiency Fund Account No.: 427-34540

Units x BDU x Zone # Fee = Fee

Receipt No.: _____

L.A. County Sanitation Fee - Receipt No.: _____

Fees to be paid before the issuance of the Sewer Permit.

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR
Forms & Foundation		
Reinforcing Steel		
Chimney Foundation		
Chimney Reinforcing		
Electrical Groundwork		
Plumbing Groundwork		
Duct Groundwork		
Masonry Steel		
Lift 4' <input type="checkbox"/> 8' <input type="checkbox"/> 12' <input type="checkbox"/>		
Final Lift & Grout		
Framing		
Insulation		
Sheathing Nailing		
Wall <input type="checkbox"/> Roof <input type="checkbox"/>		
Rough Electrical		
Rough Plumbing		
Gas Test Rough		
Rough Heating & Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Interior Lathing/Drywall		
Exterior Lathing		
Sewer <input type="checkbox"/> Cesspool <input type="checkbox"/>		
Electrical Fixtures <input type="checkbox"/>		
Service <input type="checkbox"/>		
Plumbing Fixtures		
Gas Test Final		
Final Heating & Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Pool Fence		
Parking		
Landscaping		
Walls <input type="checkbox"/> Fences <input type="checkbox"/>		
FIRE DEPT.		
FINAL		

4/16/93

NOTES:

CERTIFICATE OF OCCUPANCY

A certificate of occupancy must be issued before building can be occupied.

This form when properly endorsed is notice that the work described herein has been inspected and approved and the occupancy stated has been authorized.

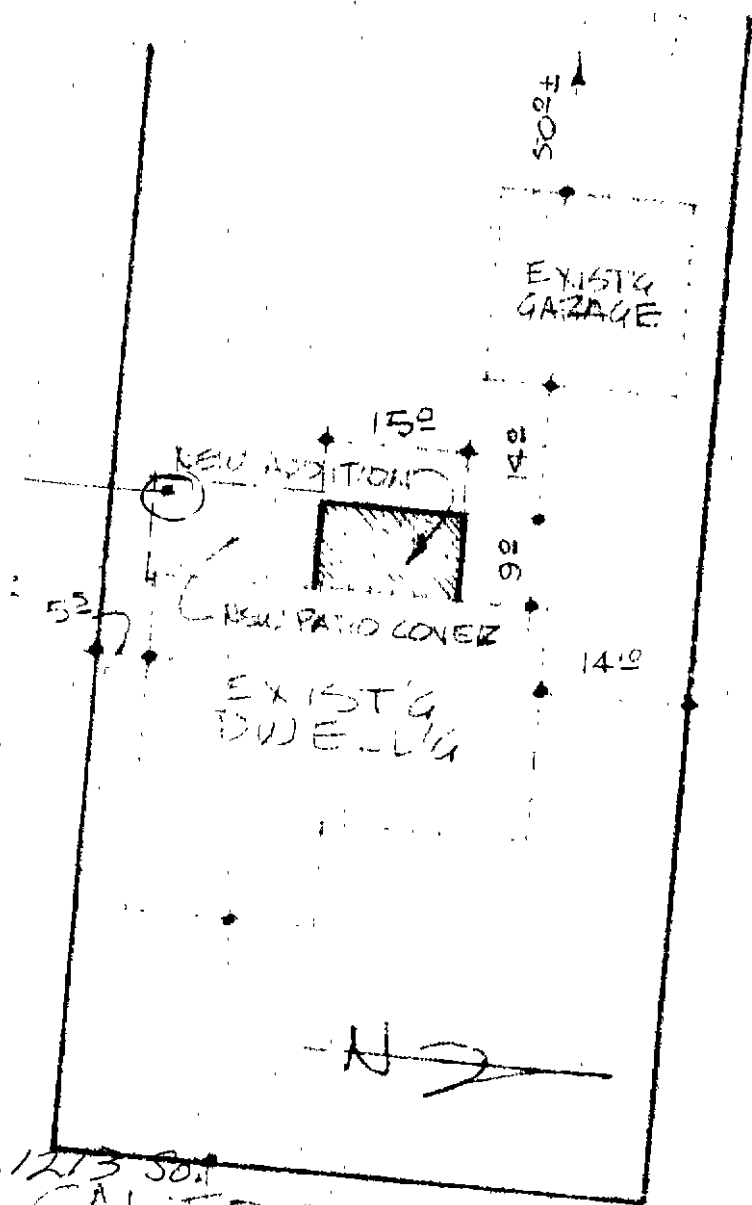
Date

Building Inspector

REMARKS

1) SKIPPED ROOF TO ORIGINAL STUDGES 3/21/93

OTHER DIAGRAM



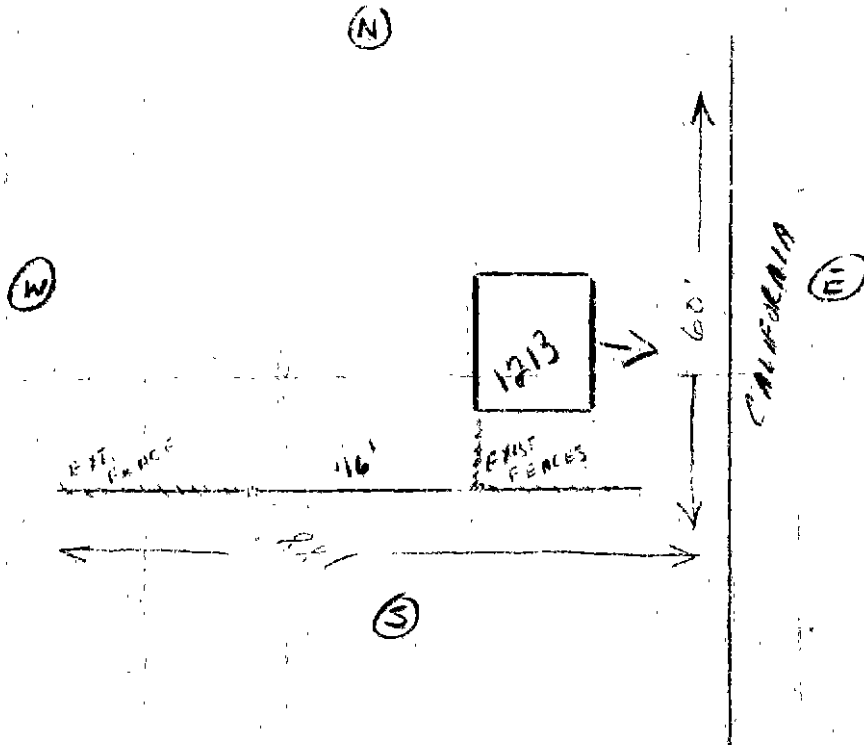
1213 S.W.
 CALIFORNIA AVE
 PLOT PLAN NO SCALE

Tailor Made Fence Co.
242 West Duarte Road
Monrovia, Calif. 91016

ROLANDE BELL - 358-9567

1213 CALIFORNIA

5' HIGH CHAIN LINK FENCE = \$ 75.00



THIS PLAN CONFORMS TO
CH. 35 (ZONING) M.M.C. AS NOTED

JUL 14 1970

CITY OF MONROVIA

Bob Trevis

Planning Department

JOB ADDRESS 1213 California Ave

Nature of Installation

Residential Commercial _____ Industrial _____

DATE 8-14-70
TOTAL FEES \$6.30
PERMIT NO. 14308
Checked by BP

APPLICATION FOR
ELECTRIC PERMIT
BUILDING DIVISION
CITY OF MONROVIA

Owner Name Roland Bell
Address 1213 California Ave
City Monrovia Tel. No. 358-9567
Contractor Name Warr Electric
Address 15737 Old Valley Blvd
City City Of Industry Tel. No. 333-5918
State Lic. 250843 City Lic. 8861

DESCRIPTION OF WORK

No.	ITEM	FEE	
		\$	00
	Filing Fee		00
6	Outlets		60
2	Fixtures		20
	Range or Cooking Unit		
	Additional Oven		
1	Heaters: Wall _____ Water _____ Clothes _____		50
2	Dishwasher _____ Disposer _____ Furnace _____		100
	Motors, Describe-		
	Generators or Transformers _____ KVA		
1	Service Equipment _____ AMPS.		100
	Additional Meters		
	Sign, _____ Transformers		
	Lamp Holding Devices		
	Temporary Lights, _____ Lamps		
	Temporary Pole		
1	Miscellaneous- <u>220 Dryer</u>		100
	Total Fee		630

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of permittee [Signature]

Approvals

		Date	Inspector
Electrical (Power Pole)	<input type="checkbox"/>	_____	_____
(Conduit)	<input type="checkbox"/>	_____	_____
(Rough)	<input checked="" type="checkbox"/>	8-17-70	Thack
(Finish)	<input checked="" type="checkbox"/>	3-11-11	Lin.
(Service)	<input type="checkbox"/>	_____	_____
(Signs)	<input type="checkbox"/>	_____	_____
(Other)	<input type="checkbox"/>	_____	_____

Remarks _____

Meter Service Ordered _____

PLM2003-06022

JOB ADDRESS 1213 S. California Ave

USE OF STRUCTURE
 RESIDENTIAL COMMERCIAL INDUSTRIAL

DATE 6/26/03 PERMIT NO. _____

TOTAL FEES \$ 44.90

Checked by SA

Owner Name Cora Bell

Address 1213 S. California Ave Tel No 800-444-1758

City Monrovia

Contractor Name All Star Remodeling Inc.

Address 1403 Sherman Way #102

City Van Nuys Tel No 800-444-1758

State Lic 740295 City Lic _____

APPLICATION FOR
PLUMBING PERMIT
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF MONROVIA

No	ITEM	FILING FEE	FEE
	Drainage or Vent Repair/Alter	4 60 ea	22 55
	Sewer _____ Cso _____	22 55 ea	
	Private Sewage System	68 20 ea	
	Cespool or DyeWall	34 10 ea	
	Interceptor	18 20 ea	
	Rainwater System Inside Bldg - per drain	9 00 ea	
1	Water Piping System	4 35 ea	4 35
	Water Heater and/or Vent	11 30 ea	
	Gas Piping System Outlets	1 5 over 5	5 63
	Lawn Sprinkler System	9 75 ea	
	Vacuum Breakers or Back Flow Devices	1 5 over 5	2 05 ea
	Swimming Pools	Private 55 35 Public 83 55	
	Spas	Private 27 70 Public 55 35	
	Miscellaneous		26 40
	Other Fees - Waste Impact 10 00 Computer Cost Recovery 3.25 - Microfilming 4 75		18 00
		TOTAL FEE	44 90

LICENSED CONTRACTORS' DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force, and effect

License Class B License No 740295 Date 6/26/03

Contractor AD

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031 5, Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 [commencing with Section 7000] of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption Any violation of Section 7031 5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code) The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale if however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code) The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)

I, am exempt under Sec _____, B & P.C for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury of the following declarations

I, have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I, have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued My workers' compensation insurance carrier and policy number are

Carrier State Fund Policy Number 1571701

(This section need not be completed if the permit is for one hundred dollars [\$100] or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

Date _____ Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civ C)

Lender's Name _____ Lender's Address _____

I certify that I have read this application and state that the above information is correct I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this country to enter upon the above-mentioned property for inspection purposes

Signature of Applicant or Agent AD Date 6/26/03

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provision of Chapter 9 (commencing with §7000) of Division 3 of the Business and professions code, and my license is in full force and effect.

License Number: 978438 Type (B, C-10, etc) B, C-3A
Contractor's Signature: [Signature] Date: 7-15-14

OWNER/BUILDER'S DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (§7031.5 Business and Professions Codes). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provision of the Contractor's License Law, Chapter 9 (commencing with §7000) of Division 3 of the Business and Professions Code or that he is exempt there from, and the basis for the alleged exemption. Any violation of §7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

I as owner of the property, am exclusively contracting with licensed contractors to construct the project (§7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improve thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law). I will provide evidence of such contract or otherwise identify said contractor(s) prior to issuance of the requested permit.

I am exempt under § of Business and Professions Code for this reason:

Signature: Date:

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (§3800, Labor Code)

Policy Num.: 9035638 Company: State Fund
Expiration: 12-6-14 [] Copy is filed with the Fire Dept [] Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100.00) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this certificate of Exemption you should become subject to the Workers' Compensation provisions of the labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.

Signature: Date:

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws related to building construction and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature: [Signature] Date: 7-15-14

Permit Issued By: Vanessa Date: 7-15-14

PMT2014-00841

JOB CARD

CITY OF MONROVIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Telephone 626.932.5581 Fax 626.932.5569

PERMIT #	
Bldg.	X
Elec.	
Mech	
Plumb	
Fire	
Alarm	
Irr.	
Other	

INSPECTION REQUEST
FOR NEXT DAY INSPECTION CALL BEFORE 3:00 p.m
Be sure to have your permit number and inspection code number when calling for an inspection

FOR INSPECTION CANCELLATION (626) 932-5581 OR (626) 932-5527

POST THIS CARD IN A CONSPICUOUS PLACE

1213 S. California Ave

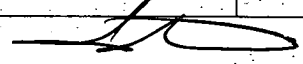
7-15-14

JOB ADDRESS				DATE			
DESCRIPTION Tear off & install New Plywood w/50 year GAF comp Shingle 22.5x28							
CONTRACTOR				OWNER			
CODE #	PRELIM TO FOOTINGS	DATE	INIT	CODE #	STRUCTURAL FRAME	DATE	INIT
095	HEIGHT VERIFICATION			290	HEAT/VENT/AC		
730	PRE-DEMOLITION			300	EXHAUST SYSTEMS		
100	SEWER CAP			330	ROUGH ELECTRICAL		
105	CESSPOOL/SEPTIC TANK			335	FLOOR SYSTEMS		
106	CESSPOOL/FILLED/COMPACTED/REMOVED			340	BUILDING HEIGHT		
107	CESSPOOL REMAINS			345	ROOF SYSTEMS		
110	TEMPORARY PWR POLE			GRADE BEAM LAB REPORT <input type="checkbox"/> STEEL CERTS <input type="checkbox"/> UT <input type="checkbox"/> GLU-LAM CERTS <input type="checkbox"/> BEFORE FRAME			
115	OFFSITE GRADING/EXCAVATE			360	SHEAR PANELS		
120	SHORING			ITEMS 240-360 need OK before frame			
121	PAD CERTS			370	FRAMING		
125	PED. PROTECT/FENCING			375	T-BAR/LIGHTS		
Items 100-107 need OK before foundation				INSULATION			
FOUNDATION				380	FLOORS/OVERHANG		
130	FOOTINGS			390	ROOF/CEILING INSULATION		
140	UFER/SWEEP <input type="checkbox"/> STEEL <input type="checkbox"/> COPPER			400	WALL INSULATION		
BLOCK WALL				OUTSIDE BUILDING			
190	RETAINING FOOTING Yes <input type="checkbox"/> No <input type="checkbox"/>			410	SEWER		
200	OK TO GROUT (1 ST LIFT)			412	WATER		
201	OK TO GROUT (2 ND LIFT)			420	CLEAN OUT TO GRADE		
210	COMPACTION			422	UTILITIES TO P/L OR P.P.		
SLAB/UNDERFLOOR				SURFACE COVERING			
150	UNDER ELECTRIC			450	DRYWALL		
160	UNDER MECHANICAL			430	EXTERIOR LATH		
165	GROUND PLUMBING			440	INTERIOR LATH		
170	WATER PIPING			460	SHOWER/TUB LATH		
175	GAS PIPING			470	SHOWER PAN		
176	FLOOR JOIST			FINALS			
177	FLOOR SHEATHING			519	FINAL ELECTRIC		
180	BACKWATER VALVE			520	GAS TEST		
220	WATERPROOF/DRAIN			530	FINAL (WTR HTR C/O) PLUMBING (DHS WSHR C/O)		
230	GRADE BEAM						
235	SLAB			540	BKWTR VALVE ACCESS		
ROUGH PLBG. MECH., ELECT							
240	ROUGH PLUMBING			550	FINAL HEAT/VENT/A.C.		
250	WATER PIPING			560	FINAL EXHAUST		
260	GAS PIPING			575	FINAL SIGN - STORE FRONT		
270	SOLAR STUB OUT						
275	ROUGH FIRE			590	FINAL BUILDING		
276	Overhead Hydro/Rough Piping			600	FINAL TREE		
277	Final/Main Drain/Inspector Test						
278	Sprinkler Final						

F/20/14

279	Underground Hydro				
280	Underground Flush				
281	Underground Final				
282	Hydrant Flush				
283	Hydrant Final				
284	Other Fire Protection System Final				
285					
286	Fire Alarm Final				
287	Hazardous Materials Disclosure				
288	Fire Lane Final				
289	Knox Box Location/Gates Final				

CODE #	DATE	INIT	CODE#	DATE	INIT
700 MISCELLANEOUS			OTHER DEPT. FINALS - CALL DIRECT		
REROOF			480 FIRE PROJECT FINAL		
710 PRE-REROOF			490 PUBLIC WORKS		
715 DOUBLE PAPER			505 RIGHT OF WAY		
725 DECK NAILING			510 COUNTY HEALTH		
POOL					
800 PRE POOL/SPA			580 PLANNING FINAL		
810 SURCHARGE FROM ADJ. BLDG.			ENCROACHMENT		
815 UNDERGROUND ELECTRIC			610 PRELIM ENCROACH INSPECT.		
820 STEEL/GUNITE/BONDING			615 CONST. ENCROACH INSPECT.		
830 MAIN DRAIN/FILLER LINES			620 FINAL ENCROACH INSPECT.		
840 FILTRATION EQUIPMENT			OFFICE USE ONLY		
845 ROUGH ELECTRICAL			GAS COMPANY RELEASE		
850 HEATER			SCE RELEASE		
860 GAS PIPING			MECH. PLUMB/CERT-CF6R		
870 FINAL ELECTRICAL			WATER CALC		
875 POOL/SPA ALARM			ELEC GREEN SHEET		
880 FENCING OK TO PLASTER			PLANS PULLED		
900 FINAL POOL/SPA					

FINAL INSPECTION DATE: 7/23/14 INSPECTOR SIGNATURE: 

INSPECTION INFORMATION

The approved plans and this card must always be available to the inspector. Preserve this record of your inspections; this will be your permanent and only record of inspections for this permit.

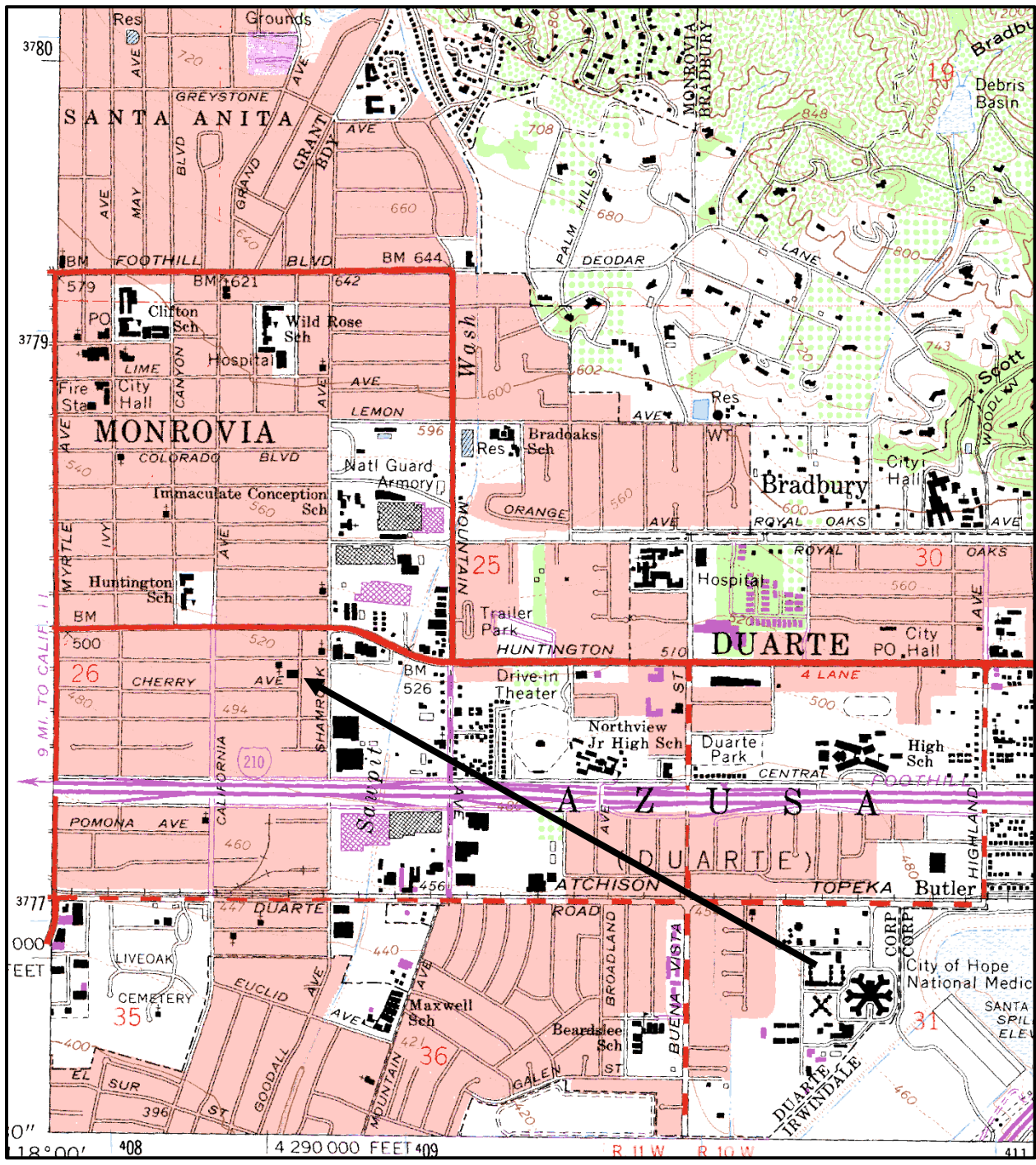
A permit shall expire and become null and void if the work authorized by the permit is not commenced within 180 days, or if the work is suspended or abandoned for a period of 180 days. If the work is progressing but approaching the end of the 180 days period from the last recorded date of inspection, a progress inspection must be obtained to keep the permit active, not to exceed the two-year limitation period.

NO WORK SHALL BE CONCEALED WITHOUT PRIOR APPROVAL BY THE CITY BUILDING INSPECTOR:
REQUIRED INSPECTIONS ARE LISTED ON THIS CARD.

A REINSPECTION FEE SHALL BE ASSESSED WHEN THE WORK IS NOT READY, INSPECTION CARD NOT PROPERLY POSTED, APPROVED PLANS NOT AVAILABLE, FAILURE TO PROVIDE ACCESS OR DEVIATING FROM APPROVED PLANS.

INSPECTION NOTES

ATTACHMENT C:
Supplemental Research Data

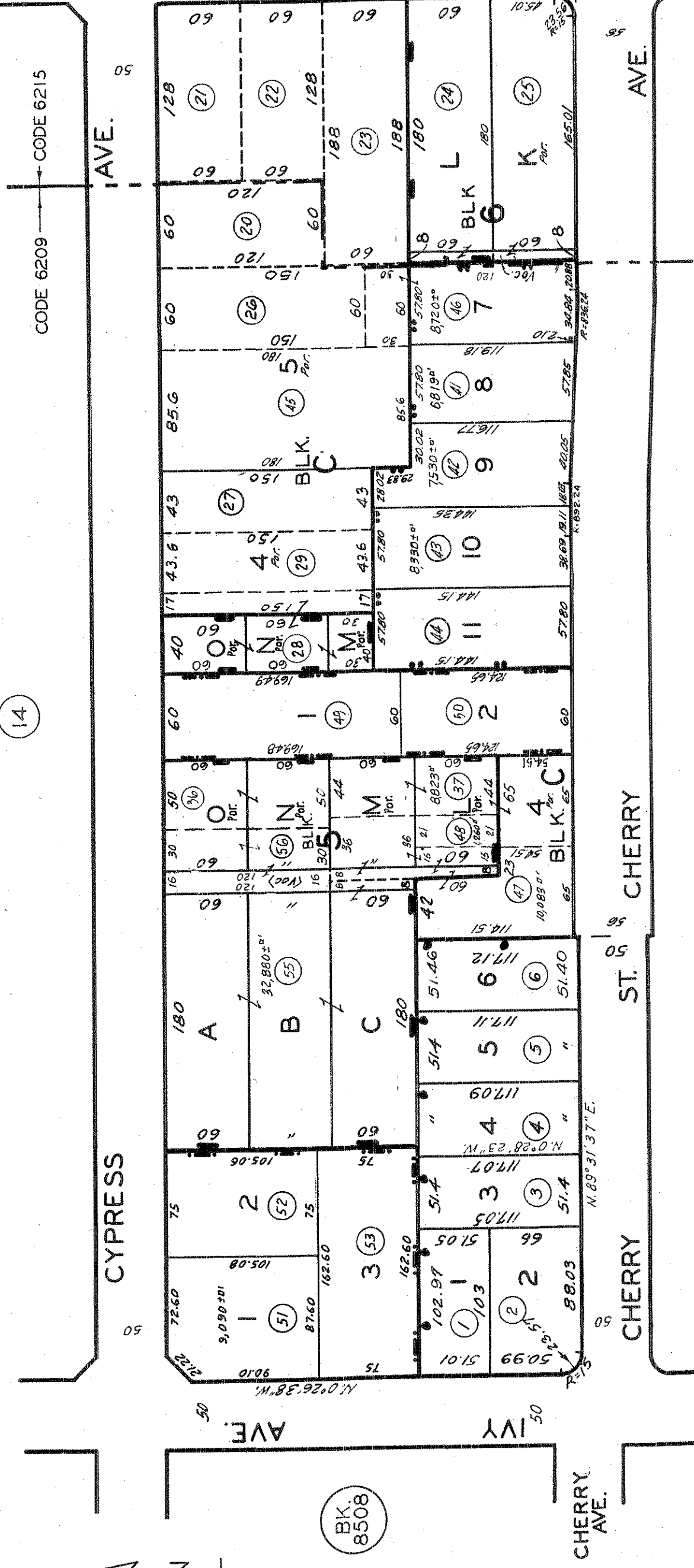


USGS Azusa Quadrangle, rev. 1972
Township 1 North, Range 11 West, SE ¼ of SE ¼ of Section 26
1213 S. California Avenue, Monrovia, CA 91016

2003

2000080208002003-05
2002103007004001-05

820129203
820506407
1999122208001001-05
2000080208002001-05
2000080208002002-05



14

12

CODE 6209

CODE 6215



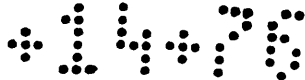
BK. 8508

PARCEL MAP ... P. M. 150-38-39
 BRADBURY'S ADDITION TO THE TOWN OF
 MONROVIA ... M.R. 14-75-76
 A SUBDIVISION OF BRADBURY'S ADDITION
 TO THE CITY OF MONROVIA ... M.R. 52-19
 TRACT NO. 16813 ... M.B. 401-47
 TRACT NO. 27982 ... M.B. 706-23-24
 PARCEL MAP ... P. M. 142-12

CODE 6209 6215

FOR PREV. ASSM'T SEE: 8515 - 13

All 900 series parcels on this page are assessed to Monrovia Redevelopment Agency, unless otherwise noted.



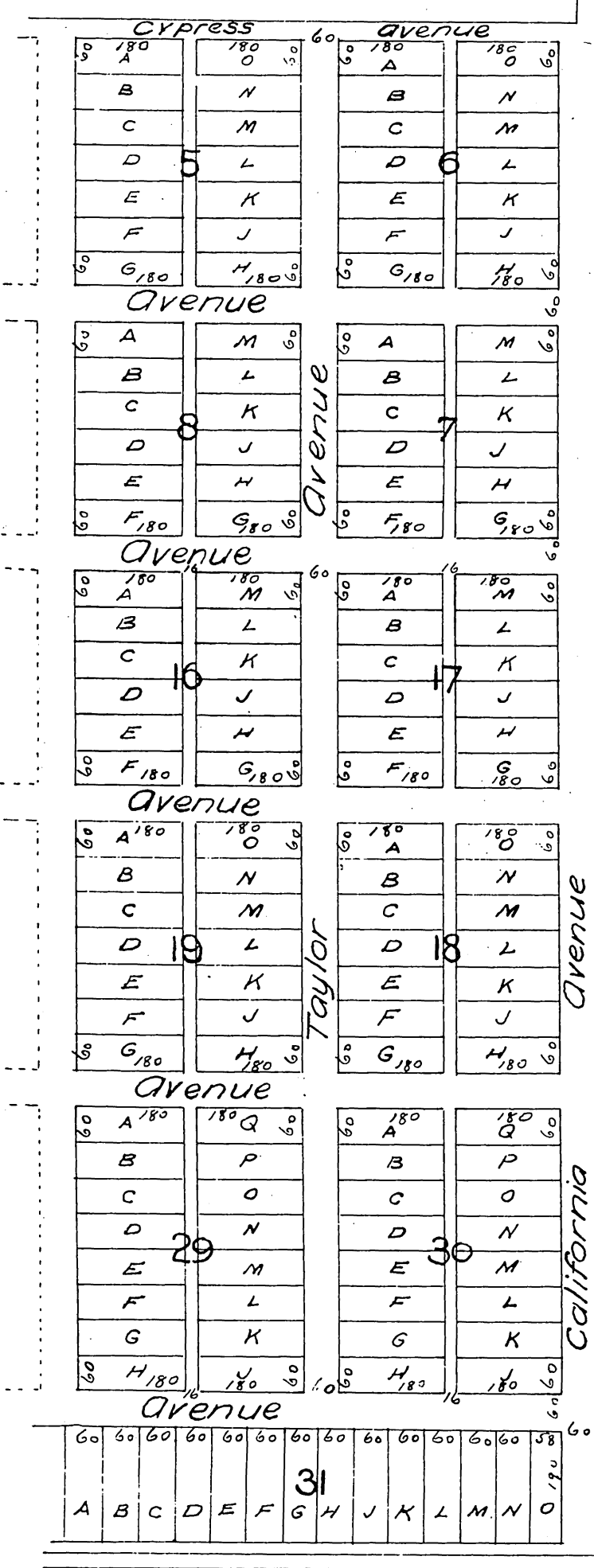
Map of Bradbury's Addition to
 the Town of Monrovia
 Los Angeles County

Know all men by these presents that the undersigned is
 the Owner of all the lands embraced in and shown by
 the map of the "Town of West Duarte" which map is
 recorded in the Office of the County Recorder of
 Los Angeles County in Book 14 of Miscellaneous
 Records at pages 75 and 76

That he purposes to
 change and hereby changes the name of the
 said Townsite of "West Duarte" to that of
 Bradbury's Addition to Monrovia
 and the map of "West Duarte" is hereby
 accordingly corrected to read "Map of Brad-
 bury's Addition to Monrovia"

Witness my hand and Seal this 22nd day of April 1887
 L. L. Bradbury.

J K



MAP
 OF
 West Duarte
 Los Angeles Co
 California

Scale 200ft to 1" =

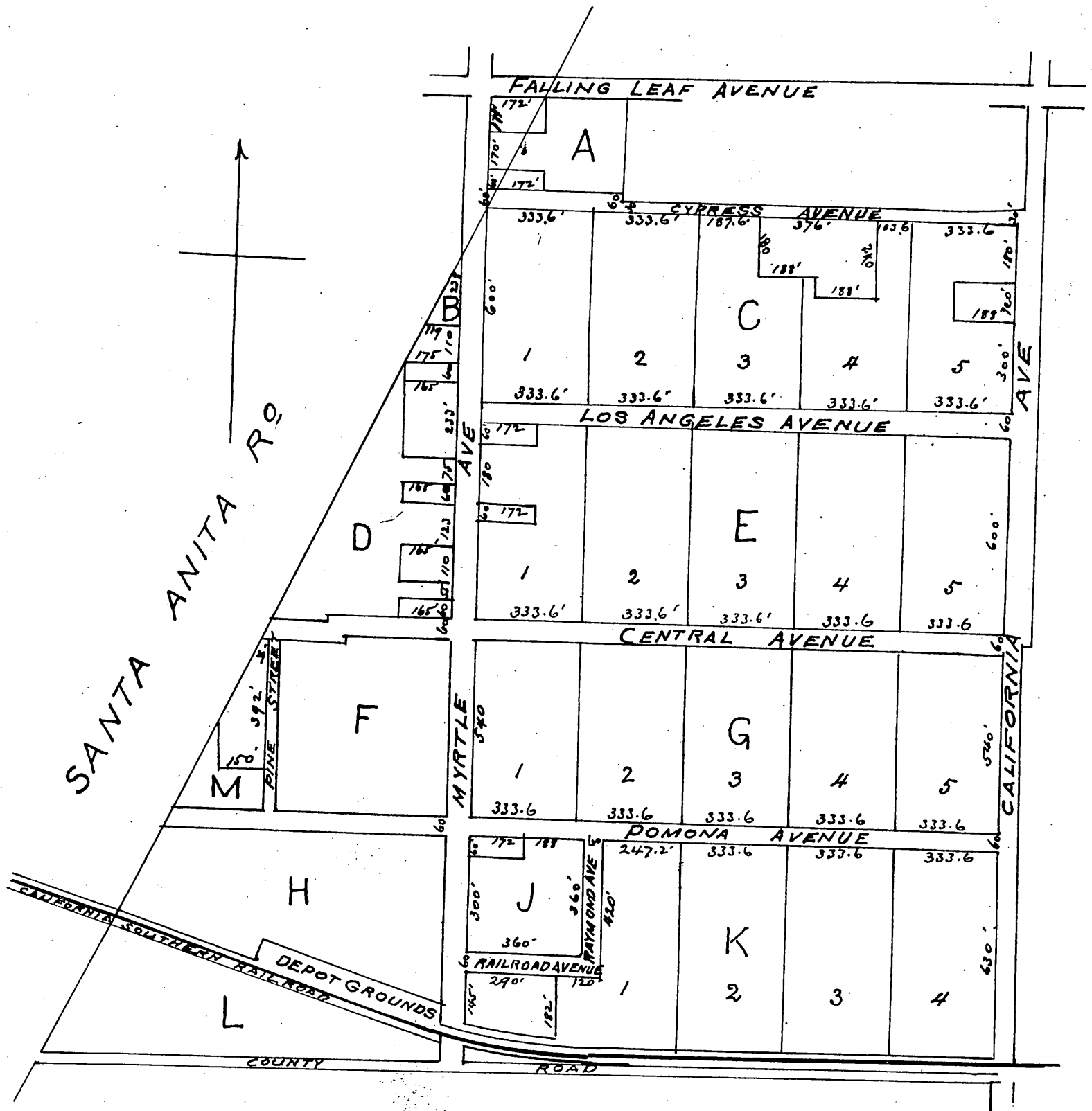
Surveyed by Flanagan & Quintoru

A full true and correct copy of the original
 (reduced to a scale of 250 feet to one inch)
 recorded March 5 1887 at 67 min past 2 P.M.
 at request of L. L. Bradbury
 Frank A. Gibson County Recorder
 By Geo Douglas Deputy



A SUBDIVISION
 OF
 BRADBURY'S ADDITION
 TO THE CITY OF
 MONROVIA
 Los Angeles County
 California

Scale 1 inch = 200 feet



A full true and correct copy of original
 (scale reduced to 400 feet to one inch)
 recorded May 20 1892 at 10 min past 10 am
 at request of L L Bradbury
 J A Kelly County Recorder
 By W W Mills Deputy

142/12

SCALE: 1" = 40'

81-631523 81-631523

SHEET 1 OF 1 SHEET

PARCEL MAP NO. 14182

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

BEING A SUBDIVISION OF A PORTION OF LOTS L, M, N AND O, BLOCK 5, BRADBURY'S ADDITION TO THE TOWN OF MONROVIA, AS PER MAP RECORDED IN BOOK 14 PAGES 75 AND 76, AND A PORTION OF LOT 4, BLOCK C OF A SUBDIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA, AS PER MAP RECORDED IN BOOK 52 PAGE 19, BOTH OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY.

GILBERT ENGINEERING CO.

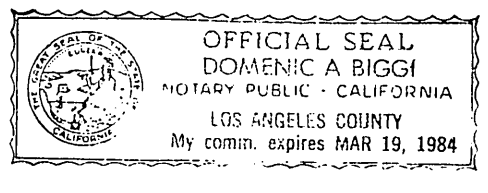
APRIL 1981

FILED AT REQUEST OF
DAVE BROCK
JUN 24 1981
1 MIN. PAST 3 PM
IN BOOK 142
AT PAGE 12
OF PARCEL MAPS
LOS ANGELES COUNTY, CALIF.
COUNTY RECORDER
BY **D. Boone**
Deputy
\$ 6.00

I HEREBY CERTIFY THAT I AM THE SUBDIVIDER OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTRICT OF PARCEL MAPS AND I CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

David F. Brock
DAVID F. BROCK - SUBDIVIDER

STATE OF CALIFORNIA 2-55
COUNTY OF LOS ANGELES
ON THIS 30th DAY OF APRIL 1981 BEFORE ME DOMENIC A. BIGGI, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED DAVID F. BROCK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



Domenic A. Biggi
NOTARY PUBLIC

L.L. BRADBURY ET AL. BLANKET EASEMENT HOLDER FOR UTILITY PURPOSES AS DISCLOSED BY DEED RECORDED IN BOOK 102 PAGE 588 OF DEEDS, RECORDS OF LOS ANGELES COUNTY

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAVE BROCK ON APRIL 1, 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

John H. Gilbert
JOHN H. GILBERT - L.S. 3134

THIS MAP CONFORMS WITH THE REQUIREMENTS OF LOCAL ORDINANCE.

6-18-81
DATE:

John O. King
CITY ENGINEER - CITY OF MONROVIA

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF MONROVIA TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

6-18-81
DATE:

Rutha D. Hill
CITY TREASURER - CITY OF MONROVIA

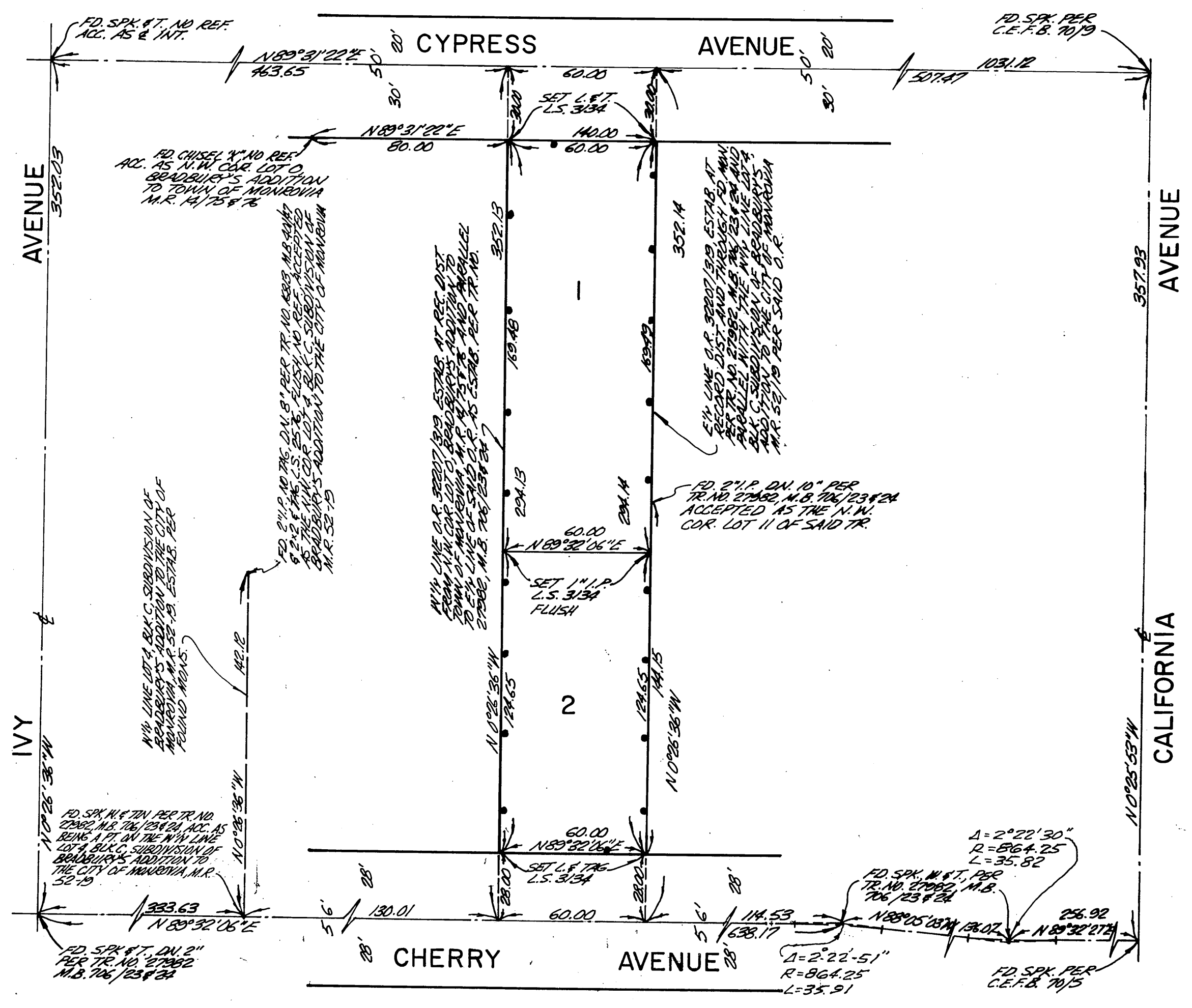
BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING N89°31'22"E OF THE CENTERLINE OF CYPRESS AVE. AS SHOWN ON TR. NO. 27982, M.B. 706/23 & 24.
NOTE: RECORD OWNERS ARE: DAVID C. HARRISON, JUDITH ANN HYDE AND DAVID F. BROCK

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

JUN 18 1981
DATE:

ROBERT HARRIS
DEPUTY COUNTY ENGINEER



PARCEL MAP NO. 14397

IN THE CITY OF MONROVIA
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF LOT 3, BLOCK C, A
 SUBDIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA,
 AS PER MAP RECORDED IN BOOK 52, PAGE 19 OF MISCELLANEOUS
 RECORDS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES
 COUNTY.

FILED
 AT REQUEST OF OWNER
 17 MIN 30m MAR 15 1982
 PAST
 IN BOOK 150
 OF PAGE 38
 OF PARCEL MAPS
 LOS ANGELES COUNTY, CA
 Registrar-Recorder
 Oscar D. Mathews
 Deputy
 FEE \$ 8.00

82- 276140
 82- 276140

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED
 IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP
 WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE
 PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. WE HEREBY
 DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER
 PUBLIC WAYS SHOWN ON SAID MAP.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS
 BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS
 OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST
 OF JERRY CABRAL AND ERNEST CABRAL ON JUNE 10, 1981. I HEREBY
 STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE
 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

JERRY CABRAL AND CARMEN CABRAL, OWNERS.

Loren C. Phillips
 LOREN C. PHILLIPS L.S. 3173

Jerry Cabral JERRY CABRAL
Carmen Cabral CARMEN CABRAL

THIS MAP CONFORMS WITH THE REQUIREMENTS OF LOCAL
 ORDINANCE.

12-7-81
 DATE John J. Kruger
 CITY ENGINEER - CITY OF MONROVIA

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER
 THE JURISDICTION OF THE CITY OF MONROVIA TO WHICH THE LAND
 INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS
 SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID
 IN FULL.

12-7-81
 DATE Lucia Herb
 CITY TREASURER - CITY OF MONROVIA

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) SS

ON THIS 3rd DAY OF MARCH 1982 BEFORE ME MIQUEL A. JORGE
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
 JERRY CABRAL AND CARMEN CABRAL KNOWN TO ME TO BE THE
 PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRU-
 MENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Miquel A. Jorge
 NOTARY PUBLIC

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF
 MONROVIA BY MOTION PASSED ON THE 1st DAY OF December,
 1981 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF
 THE PUBLIC THE STREETS, HIGHWAYS AND OTHER PUBLIC WAYS
 OFFERED HEREON FOR DEDICATION.

12-7-81
 DATE Patricia Ostyge
 CITY CLERK - CITY OF MONROVIA

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N. 0° 26' 38" W.
 OF THE CENTERLINE OF IVY AVENUE, AS SHOWN ON MAP OF TR. NO.
 16813, RECORDED IN BOOK 401, PAGE 47 OF MAPS, RECORDS OF LOS
 ANGELES COUNTY.

THE SIGNATURES OF ALEXANDER WEILL AND L.L. BRADBURY AND/OR
 THEIR SUCCESSORS IN INTEREST OWNERS OF A BLANKET EASEMENT FOR
 WATER DITCHES FOR IRRIGATION PURPOSES, AS DISCLOSED BY DEED
 RECORDED IN BOOK 102, PAGE 588 OF DEEDS, RECORDS OF LOS
 ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF
 SECTION 66436, SUBSECTION (C)(2) OF THE SUBDIVISION MAP ACT,
 SINCE BY REASON OF CHANGED CONDITION, LONG DISUSE OR LACHES,
 SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR
 VALUE AND SAID SIGNATURES ARE IMPOSSIBLE OR IMPRACTICAL
 TO OBTAIN.

COUNTY ENGINEER'S CERTIFICATE
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF
 SUBDIVISION MAP ACT.

DATE MAR 15 1982 BY William J. Stoney
 COUNTY ENGINEER
 DEPUTY

maps and Grant

237/55

90-1944110
 90-1944110
 NOV 20 1990 FILED
 AT REQUEST OF OWNER
 1 MIN 4 P.M.
 PAST
 IN BOOK 237
 AT PAGE 55
 OF PARCEL MAPS
 LOS ANGELES COUNTY, CA.

PARCEL MAP NO. 18857

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

BEING A SUBDIVISION OF A PORTION OF LOTS 4 THROUGH 20, INCLUSIVE, ALL OF LOTS 21 THROUGH 28, INCLUSIVE AND LOT A OF TRACT NO. 6924 RECORDED IN BOOK 78, PAGE 80 OF MAPS AND LOTS 1 THROUGH 7, INCLUSIVE AND LOTS 15 THROUGH 19, INCLUSIVE OF TRACT NO. 13249 AS PER MAP RECORDED IN BOOK 267, PAGES 11 AND 12 OF MAPS AND THE ALLEY AS SHOWN ON SAID TRACTS VACATED BY CITY OF MONROVIA RESOLUTION NO. 87-69, RECORDS OF LOS ANGELES COUNTY. IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY.

By Val Stagg
 Deputy
 FEB 8 8.00

FUSCOE, WILLIAMS, LINDGREN & SHORT
 DAVID H. WILLIAMS L.S. 4131 JANUARY 1987

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

CROW - EAVES - NESBIT #3 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP (OWNER)

J. Scott Nesbit
 SCOTT NESBIT, GENERAL PARTNER

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE TRAMMELL CROW COMPANY IN JANUARY, 1987. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY-APPROVED TENTATIVE MAP, IF ANY, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWELVE MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

David H. Williams
 DAVID H. WILLIAMS L.S. 4131
 EXPIRATION DATE: JUNE 30, 1988



CITY ENGINEER'S CERTIFICATE:

THIS MAPS CONFORMS WITH THE REQUIREMENTS OF LOCAL ORDINANCE.

DATED: 4-16-90

Robert K. Sandvick
 CITY ENGINEER R.C.E 10072
 CITY OF MONROVIA EXP. 12-31-92

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF MONROVIA TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATED: 4-16-90

Phyllis McCawille
 CITY TREASURER
 CITY OF MONROVIA

ACCEPTANCE OF DEDICATION:

PURSUANT TO LOCAL ORDINANCE I HEREBY ACCEPT ON BEHALF OF THE PUBLIC THOSE STREETS, HIGHWAYS AND OTHER PUBLIC WAYS OFFERED HEREON FOR DEDICATION.

DATED: 4-16-90

Robert K. Sandvick
 CITY ENGINEER R.C.E 10072
 CITY OF MONROVIA EXP. 12-31-92

COUNTY ENGINEER'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

COUNTY ENGINEER

BY: Shirley C. Thompson
 DEPUTY R.C.E. 19763
 EXP. 9-30-93

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.



EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA
 BY: Mario Alvarez
 DEPUTY

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } 600

ON THIS 3rd DAY OF February, 1988, BEFORE ME Jolyne K. Roberts, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. SCOTT NESBIT PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED

THE WITHIN INSTRUMENT AS GENERAL PARTNER OF CROW - EAVES - NESBIT #3 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

Jolyne K. Roberts
 NOTARY PUBLIC IN AND FOR SAID STATE

Jolyne K. Roberts
 PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES 12-21-91

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 3, 1987 AS INSTRUMENT NO. 87-1914951 OF OFFICIAL RECORDS.

Gary E. Blackburn
 VICE PRESIDENT
 GARY E. BLACKBURN

Theodore M. Snyder
 ASST. SECRETARY VICE PRESIDENT
 THEODORE M. SNYDER

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } 600

ON THIS 11th DAY OF February, 1988, BEFORE ME, Lynese S. Williams, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gary E. Blackburn AND Theodore M. Snyder PERSONALLY KNOWN TO ME OR PROVED TO ME AND ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE VICE PRESIDENT AND VICE PRESIDENT SECRETARY, RESPECTIVELY, OF SECURITY PACIFIC NATIONAL BANK, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE SAME, AS BENEFICIARY.

WITNESS MY HAND:

Lynese S. Williams
 NOTARY PUBLIC IN AND FOR SAID STATE

Lynese S. Williams
 PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES May 29, 1990

SIGNATURE OMISSION:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A), (I-VII) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- COUNTY SANITATION DISTRICT NO. 15 OF LOS ANGELES COUNTY, EASEMENT HOLDER BY DEEDS RECORDED IN BOOK 30335, PAGE 194, AND NOV. 5, 1987 AS INSTRUMENT NO. 87-1775570 AND 87-1775571, ALL OF OFFICIAL RECORDS AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.
- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER BY DEED RECORDED JULY 21, 1988 AS INSTRUMENT NO. 88-1148496 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

* RECORDS OF LOS ANGELES COUNTY

MAP X-DEDIC

PARCEL MAP NO. 18857

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

FUSCOE, WILLIAMS, LINDGREN & SHORT
DAVID H. WILLIAMS L.S. 4131 JANUARY 1987

SCALE: 1" = 60'

BASIS OF BEARINGS:

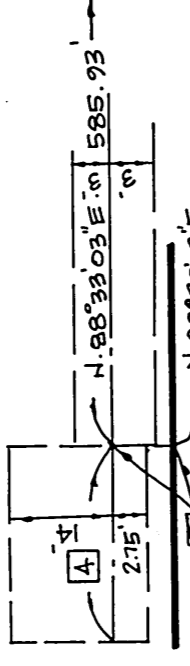
BEARINGS HEREON ARE BASED ON THE CENTER LINE OF IVY AVENUE SHOWN AS N. 1° 25' 00" W. ON A MAP OF TRACT NO. 13249 RECORDED IN BOOK 267, PAGES 11 AND 12 OF MAPS.

MONUMENT NOTE:

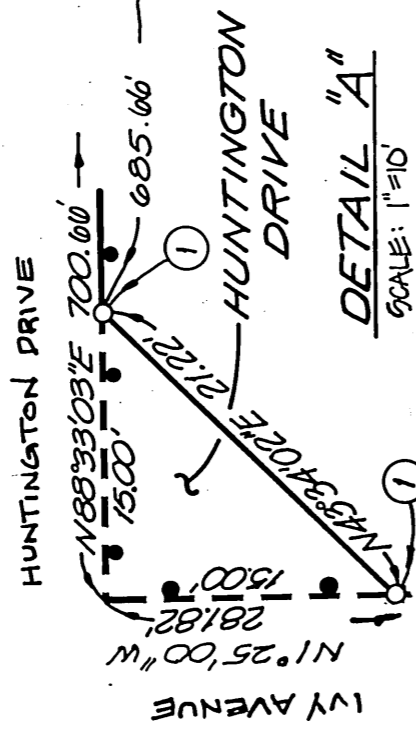
- INDICATES FOUND MONUMENT AS NOTED.
- ①-○ INDICATES 2" I.P. AND 1/4" L.S. 4101, TO BE SET, PLUMB.

SURVEYORS NOTES:

- E'LY LINE LOT 15, TR. NO. 13249, M.B. 267-11-12 EST. BY PROPORTION ALONG S'LY LINE OF HUNTINGTON DR. AND PARALLEL WITH THE CENTER LINE OF CALIFORNIA AVE., BETWEEN ELY LINE OF TRACT 1024, M.P. 10-80 AND CALIFORNIA AVE PER AND TR. 1024A
- W'LY LINE LOT 17, TR. NO. 13249, M.B. 267-11-12 EST. BY PROPORTION ALONG S'LY LINE OF HUNTINGTON DR. AND PARALLEL WITH THE CENTER LINE OF CALIFORNIA AVE., BETWEEN ELY LINE OF TRACT 1024, M.P. 10-80 AND CALIFORNIA AVE PER AND TR. 1024A
- E'LY LINE LOT 6, TR. NO. 13249, M.B. 267-11-12 EST. BY PROPORTION ALONG N'LY LINE OF CYPRESS AVE. PARALLEL WITH THE CENTERLINE OF CALIFORNIA AVE., BETWEEN ELY LINE OF TRACT 1024, M.P. 10-80 AND CALIFORNIA AVE PER AND TR. 1024A



CANYON BOULEVARD



HUNTINGTON DRIVE

DRIVE

CALIFORNIA AVENUE

CYPRESS AVENUE

IVY AVENUE

IVY AVENUE

IVY AVENUE

FD. LEAD & TACK, FITS 2 REMAINING TIES PER C.E.F.B. 70-74

FD. SPIKE & TIN PER P.M. 142-1182 P.M.B. 142-1182

FD. NOTHING, ESTABLISHED & INTERSECTION BY 2 REMAINING TIES PER C.E.F.B. 70-24

FD. CUT SPIKE FITS 1 REMAINING TIE PER C.E.F.B. 70-9

FD. SPIKE PER C.E.F.B. 70-10

FD. CUT SPIKE FITS 1 REMAINING TIE PER C.E.F.B. 70-9

FD. SPIKE PER C.E.F.B. 70-10

FD. CUT SPIKE FITS 1 REMAINING TIE PER C.E.F.B. 70-9

FD. SPIKE PER C.E.F.B. 70-10

FD. CUT SPIKE FITS 1 REMAINING TIE PER C.E.F.B. 70-9

FD. SPIKE PER C.E.F.B. 70-10

Not a part of this Subdivision
SEE NOTE 1

See note 2

See note 3

See DETAIL "A" hereon.

See DETAIL "B" hereon.

See DETAIL "C" hereon.

See DETAIL "D" hereon.

See DETAIL "E" hereon.

7 WIDE COUNTY SANITATION DISTRICT NO. 15 OF LOS ANGELES COUNTY SEWER EASEMENT PER BOOK 30335, PAGE 194 OF OFFICIAL RECORDS.

600' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITY PURPOSES PER INSTRUMENT NO. 88-11844% OF OFFICIAL RECORDS.

1/2" WIDE COUNTY SANITATION DISTRICT NO. 15 OF LOS ANGELES COUNTY SEWER EASEMENT PER BOOK 30335, PAGE 194 OF OFFICIAL RECORDS.

1/2" WIDE COUNTY SANITATION DISTRICT NO. 15 OF LOS ANGELES COUNTY SEWER EASEMENT PER BOOK 30335, PAGE 194 OF OFFICIAL RECORDS.

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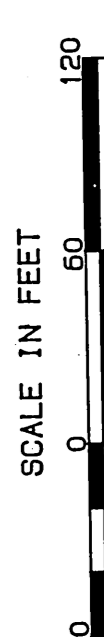
1/2" WIDE COUNTY SANITATION DISTRICT NO. 15 OF LOS ANGELES COUNTY SEWER EASEMENT PER BOOK 30335, PAGE 194 OF OFFICIAL RECORDS.

5.75 Acres

COURSE DATA TABLE

COURSE	BEARING	DISTANCE
1	N. 0° 27' 33" W.	20.00'
2	N. 88° 33' 03" E.	3.50'
3	N. 44° 32' 15" E.	18.00'
4	N. 88° 33' 03" E.	19.00'
5	N. 0° 27' 58" W.	9.10'

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



SCALE: 1"=10'

SCALE: 1"=10'

SCALE: 1"=10'

SCALE: 1"=10'

SCALE: 1"=10'

SCALE: 1"=10'

SCALE: 1"=10'

TRACT NO. 16813

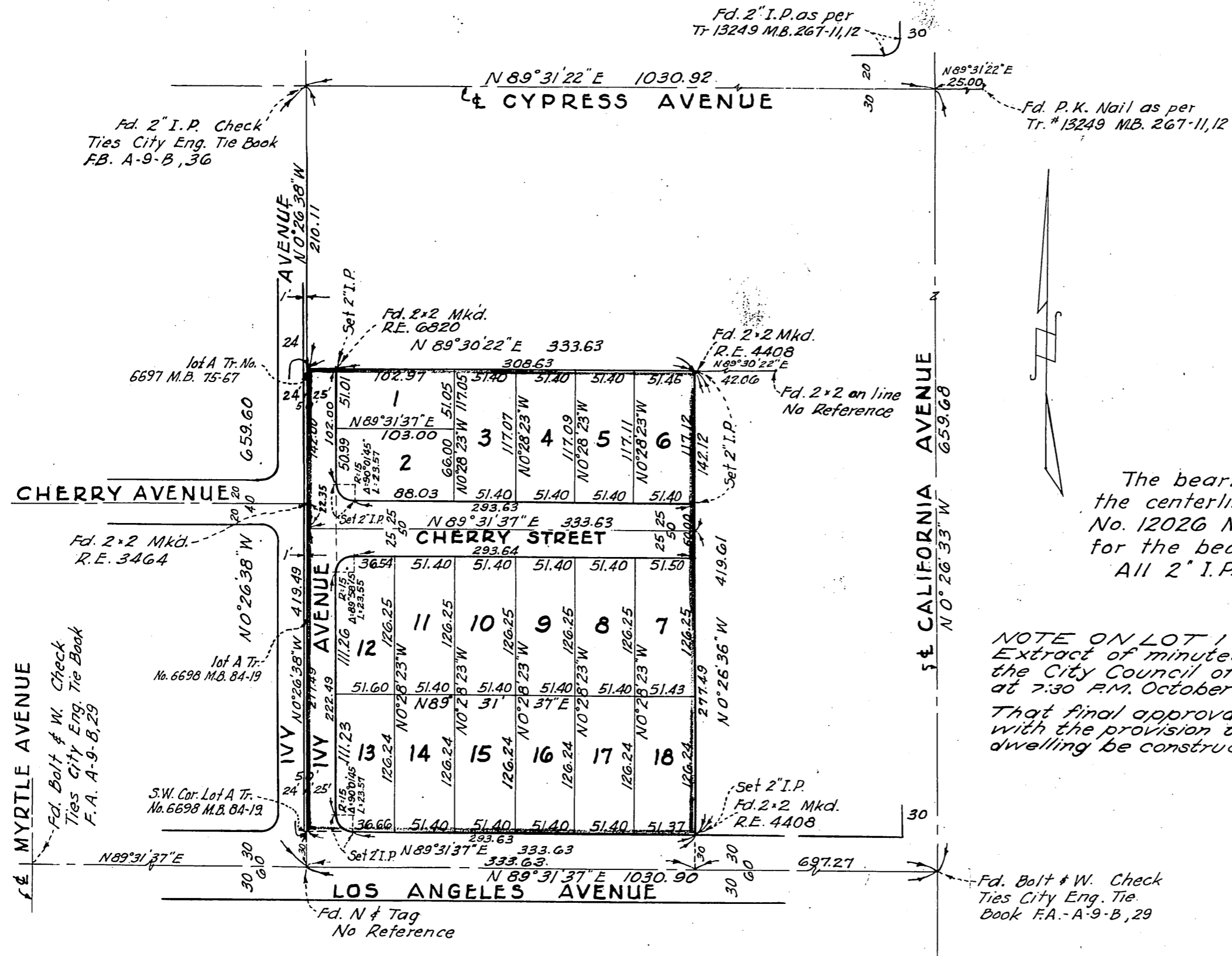
IN THE CITY OF MONROVIA

BEING A SUBDIVISION OF A PORTION OF LOT 3 BLOCK C OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA AS SHOWN ON MAP, RECORDED IN BOOK 52 PAGE 19, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY.

SCALE 1"=100'

BARNETT HOPEN & SMITH
CIVIL ENGINEERS & LAND SURVEYORS

APRIL 1950



Jan 23 1951
4:30 PM
401
47

Stations
500

The bearing N 89° 31' 37\" E as shown on the centerline of Los Angeles Avenue Tr. No. 12026 M. B. 222-31, 32 was used as the basis for the bearings shown on this map. All 2\" I.P.s set 6\" below surface.

NOTE ON LOT 1
Extract of minutes of the regular meeting of the City Council of the City of Monrovia held at 7:30 P.M. October 2 1950:
That final approval be granted for Tract No. 16813 with the provision that only one (1) one-family dwelling be constructed on lot 1 of said Tract No. 16813

I, Egil Hopen hereby certify that I am a Licensed Surveyor of the State of California, that this map consisting of one sheet correctly represents a true and complete survey made under my supervision in April, 1950; that the monuments shown hereon will be in place not later than June 1, 1951; that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be readily retraced.

Egil Hopen
E. S. 2600

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on the above map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision, and hereby dedicate to the public use the Street and Avenue shown on said map within said subdivision.

FROEHLE CONSTRUCTION COMPANY
Daniel D. Froehle
PRESIDENT
Alan W. Brocate
VICE PRESIDENT AND ASST. SECRETARY

I hereby certify that I have examined this map, that it conforms substantially with the tentative map and all approved alterations thereof, that all provisions of applicable subdivision ordinances of the City of Monrovia have been complied with, and that I am satisfied that this map is correct with respect to City Records

Dated: 1-12-1951
G. A. Polubinsky
City Engineer of the City of Monrovia

I hereby certify that all special assessments levied under the jurisdiction of the City of Monrovia to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated: Jan. 12, 1951
Shelma A. Shields
City Treasurer of the City of Monrovia

I hereby certify that the City Council of the City of Monrovia by motion passed Oct. 2 1950 approved this map and accepted on behalf of the public for highway purposes the Street and Avenue shown on said map, herein offered for dedication as public highways.

Dated: Jan. 12, 1951
W. D. Gersen
City Clerk of the City of Monrovia

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 15th day of SEPTEMBER 1950, before me EDWARD R. SWITZER a Notary Public in and for said County personally appeared DANIEL D. FROEHLE known to me to be the President and ALAN W. BROCATÉ known to me to be the Vice President and Asst. Secretary of FROEHLE CONSTRUCTION COMPANY, the corporation that executed the within 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.

Edward R. Switzer
My Commission Expires July 21, 1952.

I hereby certify that I have examined this map; that it complies with applicable state law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: Jan. 23, 1951
C. E. ARNOLD
COUNTY SURVEYOR
By: *J. S. Courton* Deputy

TRACT NO 27982

IN THE CITY OF MONROVIA

BEING A SUBDIVISION OF A PORTION OF LOTS 4 AND 5 IN BLOCK "C" OF THE SUB-DIVISION OF BRADBURY'S ADDITION TO THE CITY OF MONROVIA, AS PER MAP RECORDED IN BOOK 52, PAGE 19 OF MISCELLANEOUS RECORDS, AND A PORTION OF LOTS L AND M IN BLOCK "5" OF BRADBURY'S ADDITION TO THE TOWN OF MONROVIA, AS PER MAP RECORDED IN BOOK 14, PAGES 75 AND 76 OF MISCELLANEOUS RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

RECORDED
BY REQUEST OF OWNER
JULY 12, 1963
3:38 P.M.
BOOK 106
PAGE 23
OF BOOK RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
BY J. Radle jr

HILLCREST ENGINEERING CORPORATION

FEBRUARY 1963
SCALE: 1"=50'

\$ 700

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use the Avenue shown on said map.

I hereby certify that I am a licensed Land Surveyor of the State of California, that this map, consisting of two sheets, correctly represents a true and complete survey made under my supervision in February 1963; that all monuments of the character and locations shown hereon are in place or will be in place within twelve months from the recording date of this map; that said monuments are sufficient to enable the survey to be readily retraced and that tie notes to all center line monuments shown hereon as set by me will be on file in the office of the City Engineer within twelve months from recording date shown hereon.

Vernon Quentin Jones
Vernon Quentin Jones L.S. 3038

ARCADIA INVESTMENT COMPANY, a corporation
OWNER

Robert C. Michael
ROBERT C. MICHAEL President

Gale L. Hersey
GALE L. HERSEY Secretary

I hereby certify that I have examined this map; that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Monrovia have been complied with and that I am satisfied that this map is technically correct with respect to City Records.

Dated: 7-3-63

Alfred W. Jensen
City Engineer, City of Monrovia.

BENEFICIAL SERVICE CO., a corporation

TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 28, 1963, as Documents 4347, 4348 & 4349, O.R.E.
David C. Northridge
Vice President

Gayle Thayer
Asst. Secretary

I hereby certify that the City Council of the City of Monrovia by motion passed on July 2, 1963 approved the attached map and accepted on behalf of the public for Highway purposes, the Avenue shown on said map and therein offered for dedication as a public highway.

Dated: 7-3-63

W.C. Gerfen
City Clerk, City of Monrovia.

CITY OF MONROVIA
A municipal corporation
OWNER

R.O. Ferguson
R.O. Ferguson: Mayor, City of Monrovia

W.C. Gerfen
W.C. Gerfen: City Clerk, City of Monrovia

I hereby certify that all special assessments levied under the jurisdiction of the City of Monrovia to which the land included in the within Subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated: 7-3-63

K.C. Wilson
City Treasurer, City of Monrovia.

STATE OF CALIFORNIA } 5.5
COUNTY OF LOS ANGELES }

On this 9th day of July, 1963, before me Noel V. Tamietti, a Notary Public in and for said County and State, personally appeared R.O. Ferguson, known to me to be the Mayor and W.C. Gerfen, known to me to be the City Clerk of the CITY OF MONROVIA, a municipal corporation, the municipal corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same.

Noel V. Tamietti
NOEL V. TAMIETTI
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
My Commission Expires 2-23-'67

The signatures of the owners of a blanket easement for irrigation ditches as disclosed by deed recorded in Book 102, page 588 of Deeds and the signatures of the owners of an easement for use and maintenance of water mains, as disclosed in deed recorded in Book 1619, page 209 of Deeds, both Records of Los Angeles County, have been omitted under the provisions of Section 11587(B) of the Subdivision Map Act since it is impractical to determine the present ownership thereof.

The City of Monrovia, a municipal corporation, is an interest holder as disclosed by agreements recorded May 2, 1963, as Instrument Nos 5366 and 5367, Official Records.

The signature of the SOUTHERN CALIFORNIA EDISON COMPANY as owner of easements recorded as Instrument Nos 3279 and 3280 on December 10, 1959, in the office of the Recorder of the County of Los Angeles, have been omitted under the provisions of Section 11587-A of the Subdivision Map Act since said easement rights cannot ripen into a fee title and said signatures are not required by the governing body.

STATE OF CALIFORNIA } 5.5
COUNTY OF LOS ANGELES }

On this 10th day of JUNE, 1963, before me DAVID G. JACKSON, a Notary Public in and for said County and State, personally appeared Robert C. Michael, known to me to be the President and Gale L. Hersey, known to me to be the Secretary of the ARCADIA INVESTMENT COMPANY, a corporation, the corporation that executed the within 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.

David G. Jackson
DAVID G. JACKSON
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
My Commission Expires 9-4-65

STATE OF CALIFORNIA } 5.5
COUNTY OF LOS ANGELES }

On this 17th day of JUNE, 1963, before me DAVID G. JACKSON, a Notary Public in and for said County and State, personally appeared David C. Northridge, known to me to be the Vice Pres. and Gayle Thayer known to me to be the Asst. Secy. of the BENEFICIAL SERVICE CO., a corporation, the corporation that executed the within 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, as trustee.

David G. Jackson
DAVID G. JACKSON
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
My Commission Expires 9-4-65

I hereby certify that a good and sufficient bond in the sum of \$52500 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No 27982 as required by law.

Gordon T. Nesvig, Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By _____ Deputy

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.
Dated: July 12, 1963

JOHN A. LAMBIE
COUNTY ENGINEER
By Robert C. Michael Deputy

TRACT NO 27982

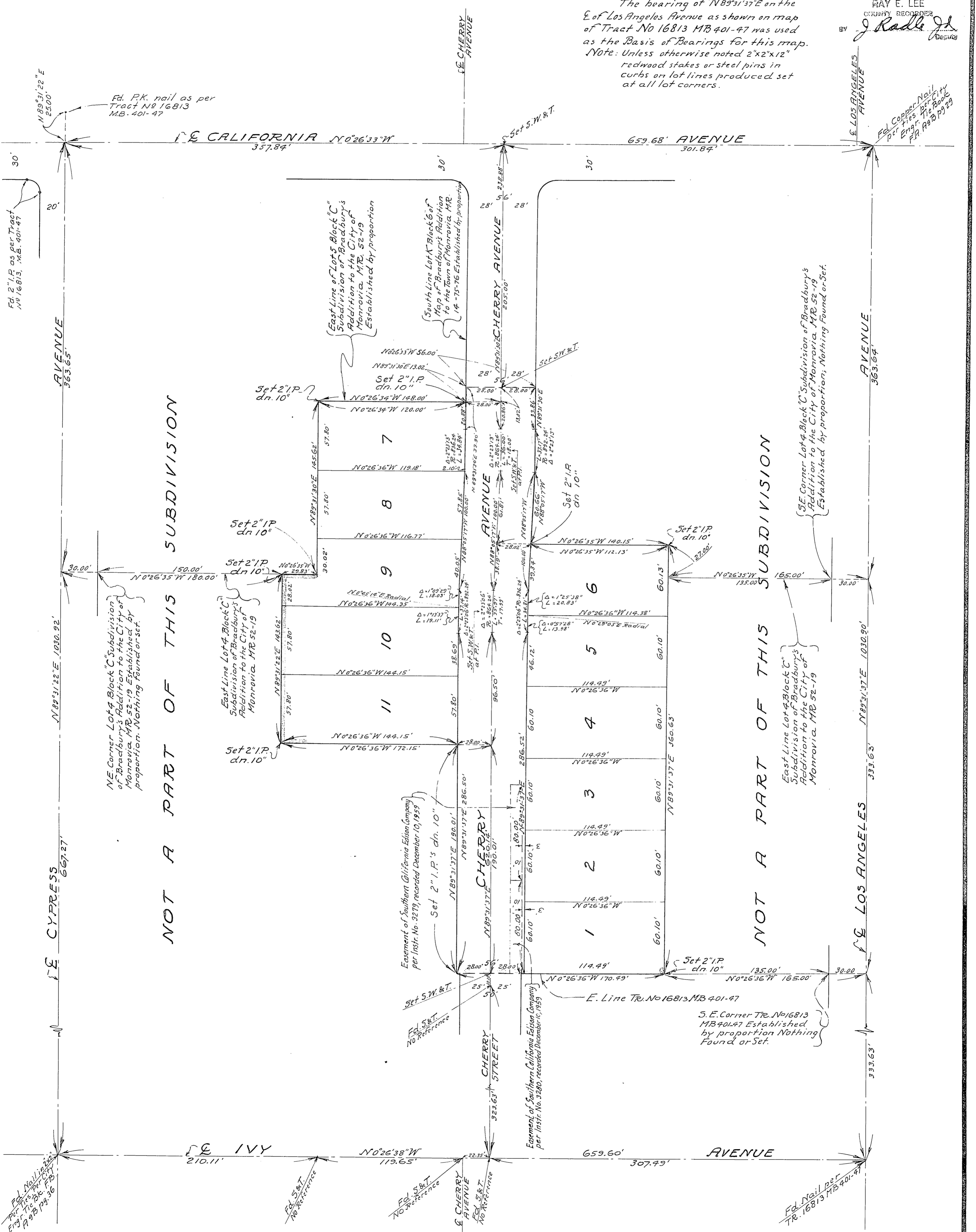
IN THE CITY OF MONROVIA

HILLCREST ENGINEERING CORPORATION

FEBRUARY 1963
SCALE: 1" = 50'

PG. 2
RECORDED
AT REQUEST OF OWNER
JULY 12, 1963
3:38 P.M.
BY J. Radle Jr.
COUNTY RECORDER
LOS ANGELES COUNTY, CALIF.

The bearing of N89°31'37"E on the E of Los Angeles Avenue as shown on map of Tract No 16813 MB 401-47 was used as the Basis of Bearings for this map.
Note: Unless otherwise noted 2"x2"x12" redwood stakes or steel pins in curbs on lot lines produced set at all lot corners.



NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

NE Corner Lot 4 Block C Subdivision of Bradbury's Addition to the City of Monrovia, MR 52-19 Established by proportion. Nothing Found or Set.

SE Corner Lot 4 Block C Subdivision of Bradbury's Addition to the City of Monrovia, MR 52-19 Established by proportion. Nothing Found or Set.

Easement of Southern California Edison Company per Instr. No. 3279, recorded December 10, 1959

S. E. Corner Tr. No 16813 MB 401-47 Established by proportion Nothing Found or Set.

Per Copper Nail per Files of City Eng. The Book FR. 99B P. 29

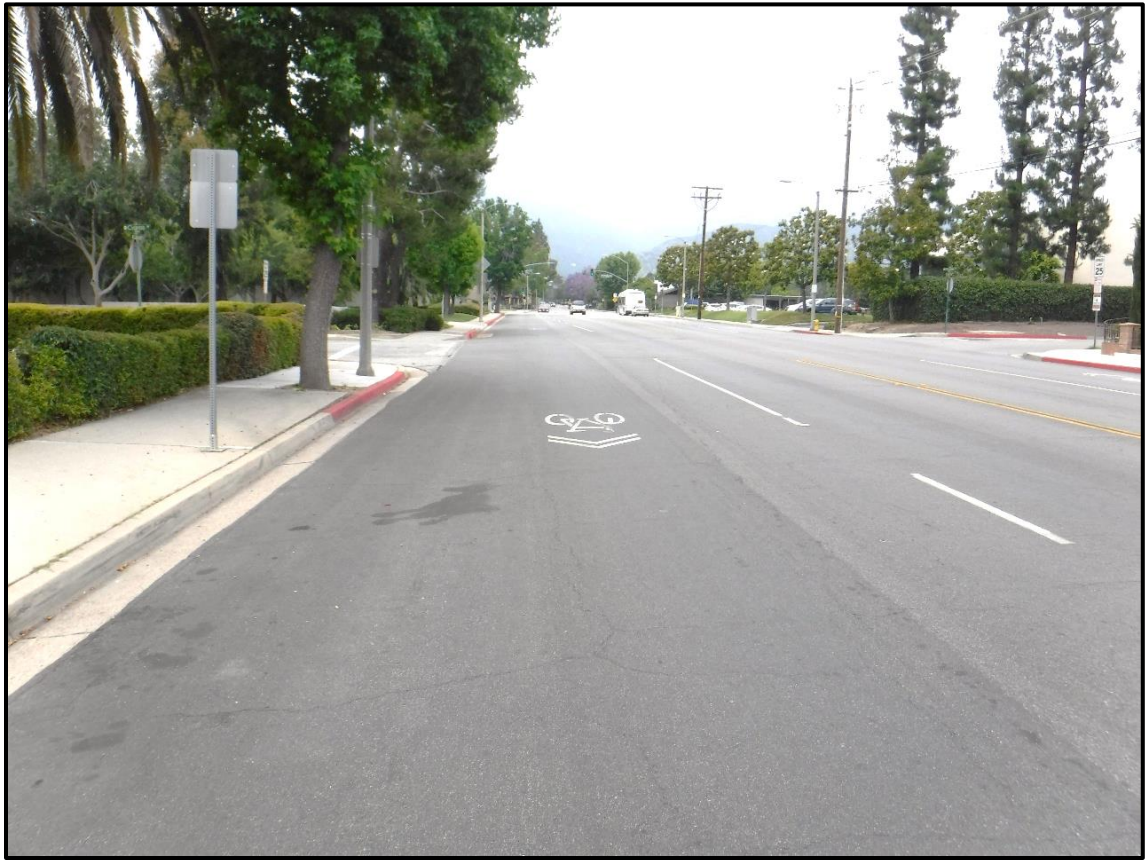
Per Nail per Tr. 16813 MB 401-47

Per S.W. & T. No Reference

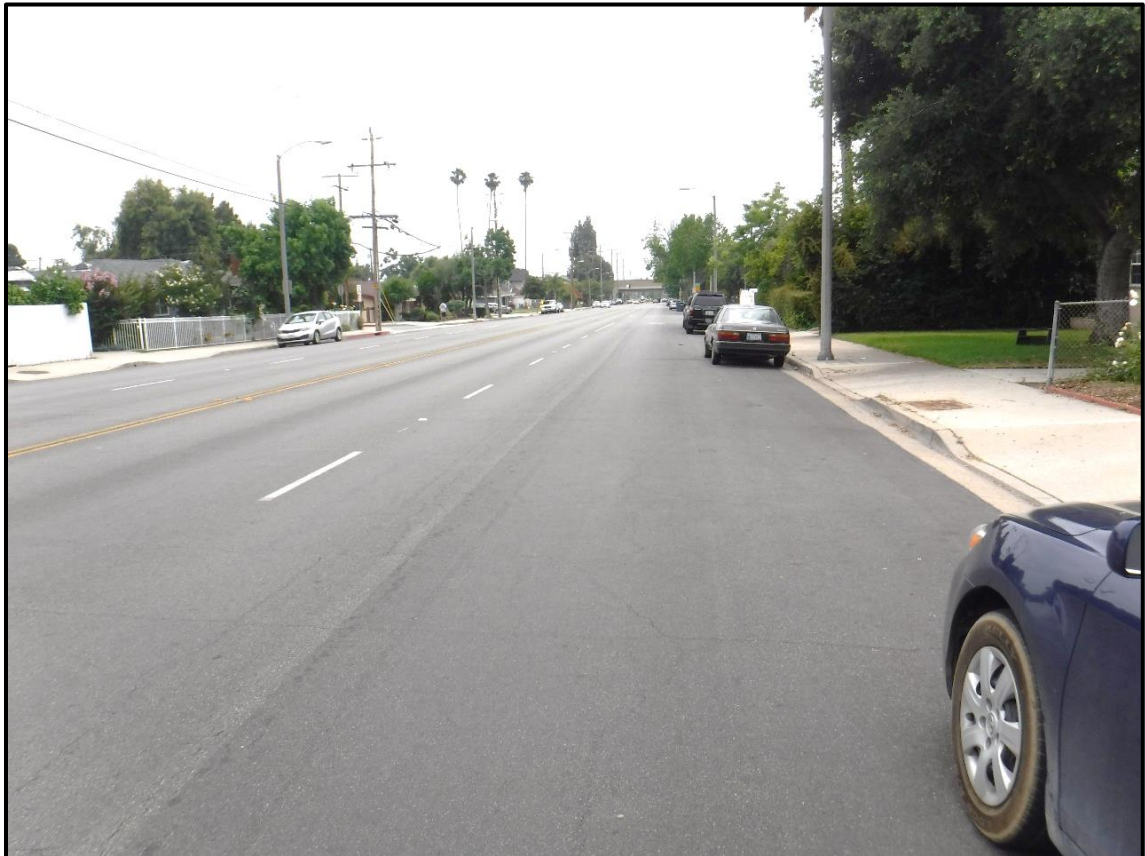
Per S.W. & T. No Reference

Per Nail per Tr. 16813 MB 401-47

ATTACHMENT D:
Photographic Record



Overview of S. California Avenue, Monrovia, CA (N)



Overview of S. California Avenue, Monrovia, CA (S)



Residence at 1209 S. California Avenue, Monrovia, CA (1949; W)



Residence at 1201 S. California Avenue, Monrovia, CA (1955-56; NW)



402 E. Cypress Avenue; West Elevation on S. California Avenue, Monrovia, CA (1965-70; E)



402 E. Cypress Avenue; West Elevation on S. California Avenue, Monrovia, CA (1965-70; E)



401 E. Cherry Avenue; West Elevation on S. California Avenue, Monrovia, CA (1950-60; SE)



401 E. Cherry Avenue; West Elevation on S. California Avenue, Monrovia, CA (1950-60; E)



E. Cherry Avenue; East of S. California Avenue, Monrovia, CA (ESE)



Residence at 1221 S. California Avenue, Monrovia, CA (1915; SW)



Residence at 1217 S. California Avenue, Monrovia, CA (1986; W)



Residence at 1213 S. California Avenue, Monrovia, CA (1950-51; WNW)



East Elevation, 1213 S. California Avenue, Monrovia, CA (SW)



Window Detail, East Elevation, 1213 S. California Avenue, Monrovia, CA (SW)



East Elevation, 1213 S. California Avenue, Monrovia, CA (W)



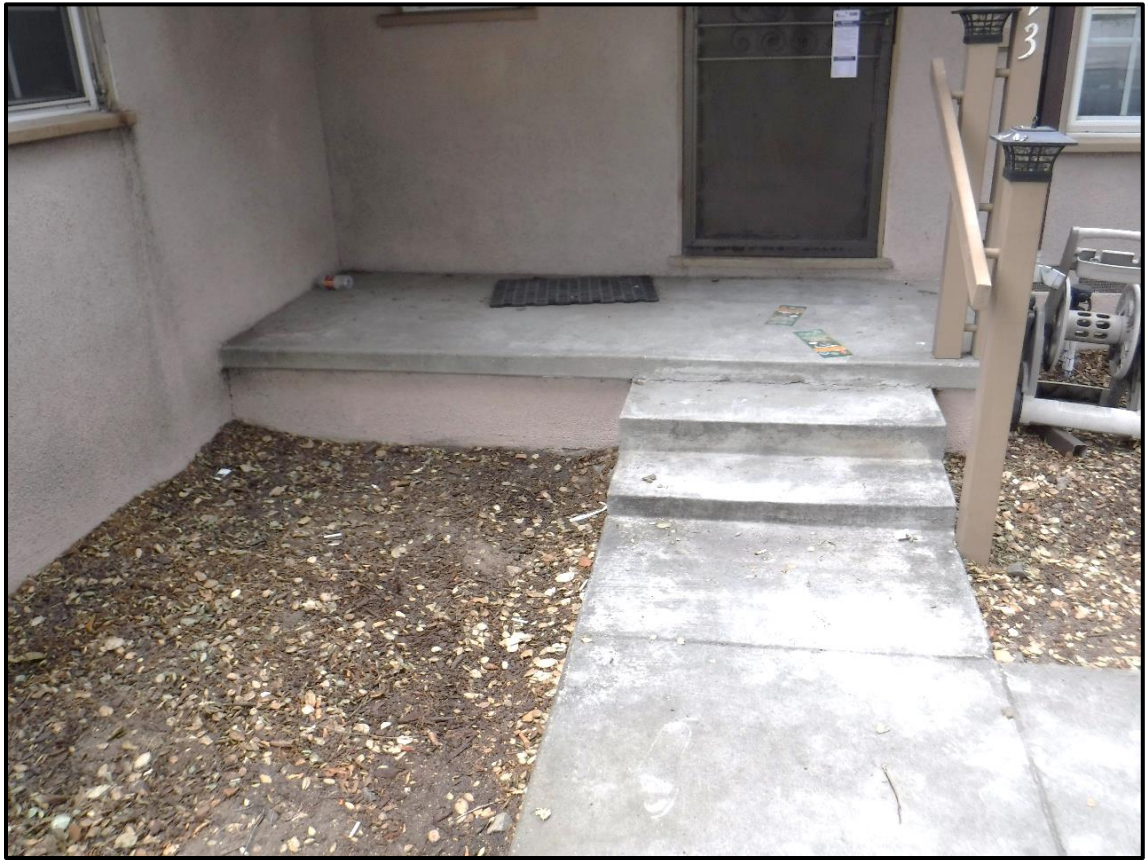
East Elevation, 1213 S. California Avenue, Monrovia, CA (SW)



East and North Elevations, 1213 S. California Avenue, Monrovia, CA (SW)



Window Detail, East Elevation, 1213 S. California Avenue, Monrovia, CA (NW)



Front Porch, East Elevation, 1213 S. California Avenue, Monrovia, CA (W)



Main Entrance, East Elevation, 1213 S. California Avenue, Monrovia, CA (W)



Concrete Driveway, North Side of Property, 1213 S. California Avenue, Monrovia, CA (E)



Front Yard, 1213 S. California Avenue, Monrovia, CA (SE)



Front Yard, 1213 S. California Avenue, Monrovia, CA (S)



East and North Elevations, 1213 S. California Avenue, Monrovia, CA (SW)



North Elevation, 1213 S. California Avenue, Monrovia, CA (SW)



Window Detail, North Elevation, 1213 S. California Avenue, Monrovia, CA (SW)



Floor Vents, North Elevation, 1213 S. California Avenue, Monrovia, CA (SSE)



North and West Elevations, 1213 S. California Avenue, Monrovia, CA (SE)



North and West Elevations, 1213 S. California Avenue, Monrovia, CA (SE)



A/C Unit on West Elevation, 1213 S. California Avenue, Monrovia, CA (SW)



Window Detail, West Elevation, 1213 S. California Avenue, Monrovia, CA (ESE)



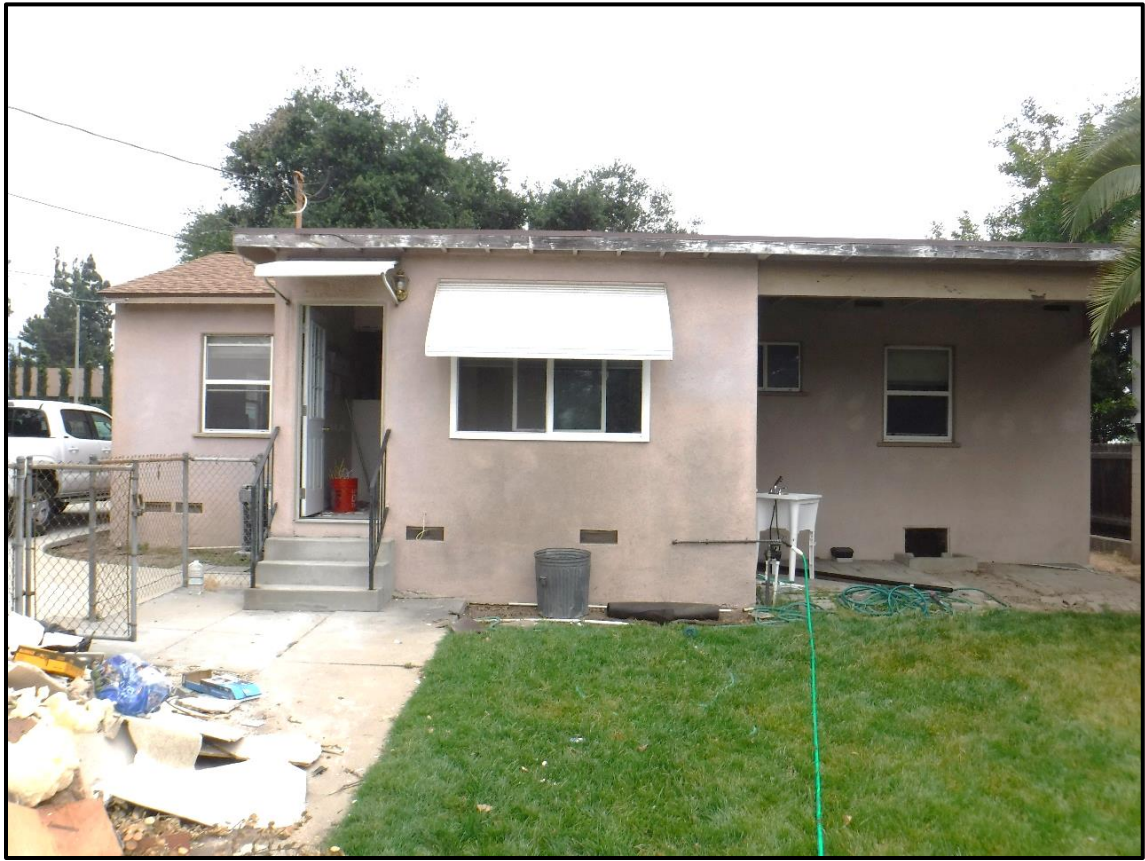
Utility Box on North Elevation, 1213 S. California Avenue, Monrovia, CA (S)



Rear Entry Stoop, West Elevation, 1213 S. California Avenue, Monrovia, CA (E)



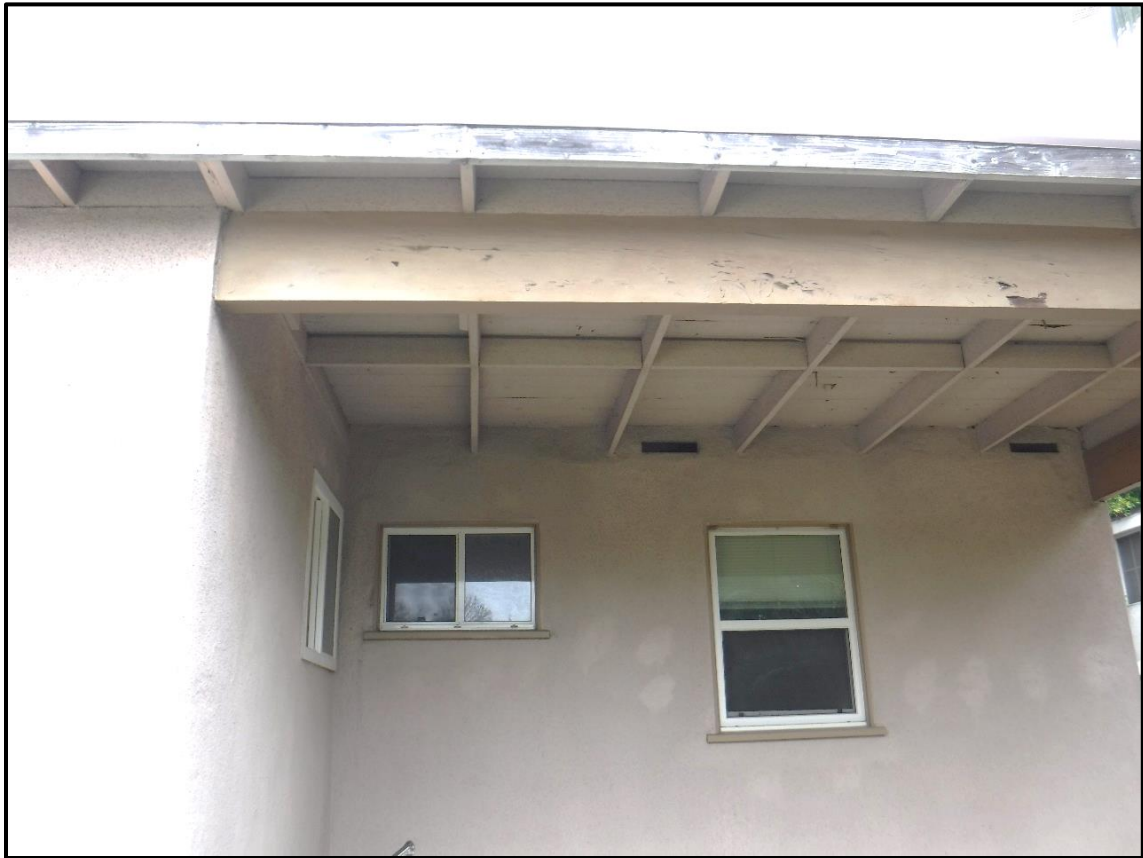
Secondary Doorway on West Elevation, 1213 S. California Avenue, Monrovia, CA (E)



West Elevation, 1213 S. California Avenue, Monrovia, CA (E)



Window Detail, West Elevation, 1213 S. California Avenue, Monrovia, CA (NE)



West Elevation at Patio Area, Elevation, 1213 S. California Avenue, Monrovia, CA (E)



Small Brick Patio, West Elevation, 1213 S. California Avenue, Monrovia, CA (E)



Patio and Crawl Space, West Elevation, 1213 S. California Avenue, Monrovia, CA (ESE)



Crawl Space Entry on West Elevation, 1213 S. California Avenue, Monrovia, CA (E)



Window Detail, South and West Elevations, 1213 S. California Avenue, Monrovia, CA (NE)



Roofing above Rear Patio, 1213 S. California Avenue, Monrovia, CA (NNE)



Window Detail, West Elevation, 1213 S. California Avenue, Monrovia, CA (E)



Reinforced Roof above Rear Patio, West Elevation, 1213 S. California Avenue, Monrovia, CA (SSE)



Reinforced Roof above Rear Patio, West Elevation, 1213 S. California Avenue, Monrovia, CA (SSW)



South Elevation, 1213 S. California Avenue, Monrovia, CA (E)



South Elevation, 1213 S. California Avenue, Monrovia, CA (ENE)



Window Detail (w/awning), South Elevation, 1213 S. California Avenue, Monrovia, CA (ENE)



Floor Vents, South Elevation, 1213 S. California Avenue, Monrovia, CA (NE)



South Property Boundary, 1213 S. California Avenue, Monrovia, CA (W)



Fencing on South Boundary, 1213 S. California Avenue, Monrovia, CA (WSW)



Rear Yard, 1213 S. California Avenue, Monrovia, CA (W)



Rear Yard, 1213 S. California Avenue, Monrovia, CA (WNW)



South Elevation of Garage, 1213 S. California Avenue, Monrovia, CA (NW)



South Elevation of Garage, 1213 S. California Avenue, Monrovia, CA (NW)



Roof Vent, South Elevation of Garage, 1213 S. California Avenue, Monrovia, CA (NW)



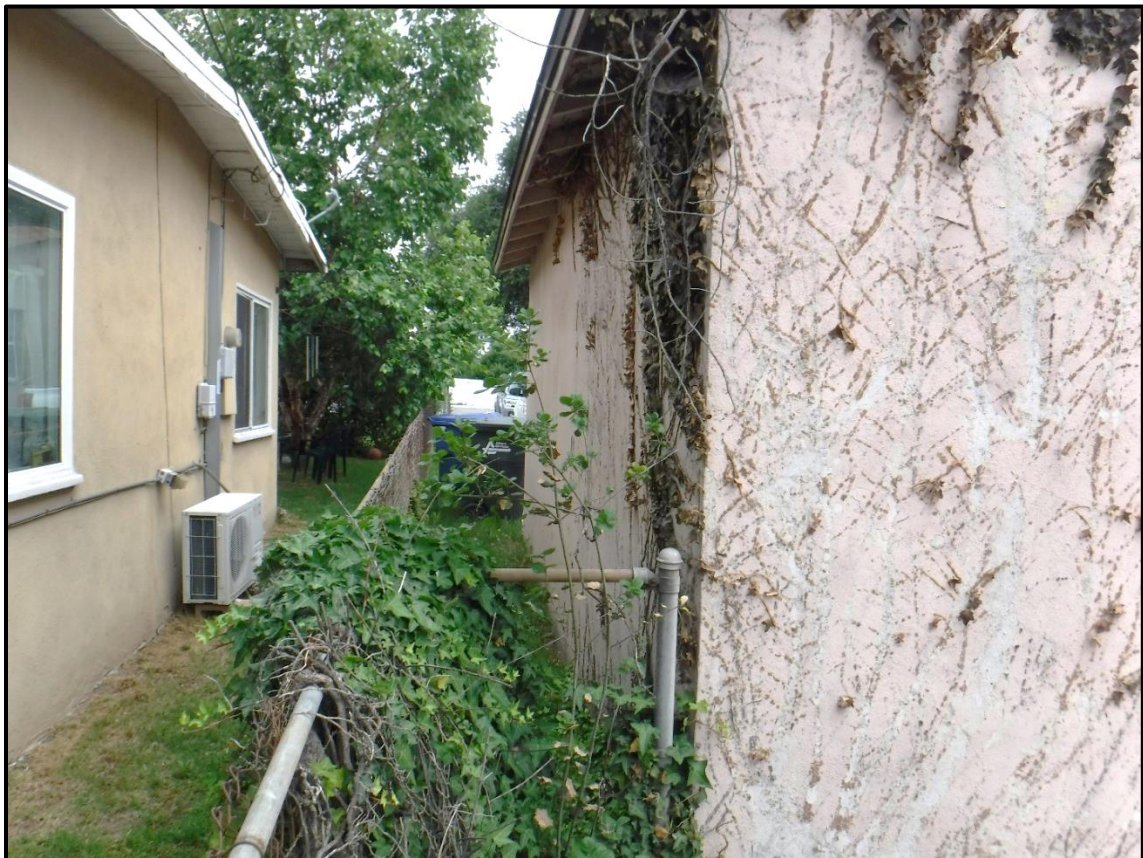
Rear Yard, 1213 S. California Avenue, Monrovia, CA (SW)



West Elevation of Garage, 1213 S. California Avenue, Monrovia, CA (NE)



Rear Yard with Chain Link Fencing, 1213 S. California Avenue, Monrovia, CA (NW)



North Elevation of Garage, 1213 S. California Avenue, Monrovia, CA (E)



Northern Property Boundary, 1213 S. California Avenue, Monrovia, CA (W)



Construction Debris on South Elevation of Garage, 1213 S. California Avenue, Monrovia, CA (E)



South Elevation of Garage, towards Residence, 1213 S. California Avenue, Monrovia, CA (E)



Gated Entry between Garage and Residence, 1213 S. California Avenue, Monrovia, CA (NE)



East Elevation of Garage, 1213 S. California Avenue, Monrovia, CA (NW)



Spring Action within Garage, 1213 S. California Avenue, Monrovia, CA (SW)



Modern Bay Door of Garage, 1213 S. California Avenue, Monrovia, CA (N)



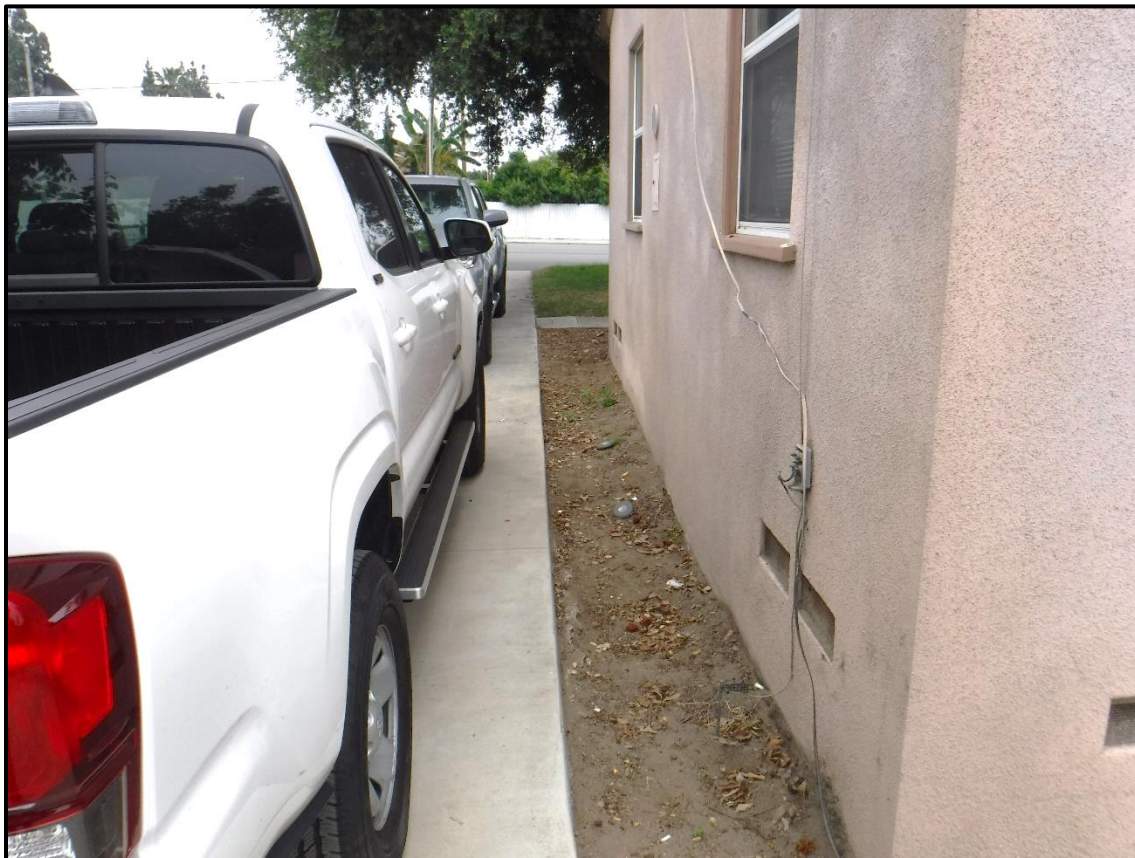
North Elevation of Garage and Property Boundary, 1213 S. California Avenue, Monrovia, CA (W)



East Elevation of Garage, 1213 S. California Avenue, Monrovia, CA (W)



Northern Property Boundary, 1213 S. California Avenue, Monrovia, CA (E)



North Elevation of Residence along Driveway, 1213 S. California Avenue, Monrovia, CA (E)



Roof Line, West Elevation, 1213 S. California Avenue, Monrovia, CA (SW)



Damaged Roof, West Elevation, 1213 S. California Avenue, Monrovia, CA (WSW)