

**Case No.DIR-2014-148-VSO**  
Venice Neighborhood Council  
Land Use Planning Committee

**Re 320 Hampton, Venice, CA**

Please find attached a document outline and all associated documents in reference to the subject project.

**Summary/ Proposal**

Google is a Tenant of the Richlar Corporation at the property of 320 Hampton Ave. They are proposing tenant improvement work at these premises along with a 13,220 square foot mezzanine addition.

It would be the understanding that this mezzanine and its additional square footage will require additional parking and as such a full review of the subject property has ensued.

Please note that we feel we have satisfied all requirements of the City of Los Angeles, the Venice Coastal Zone Specific Plan and the Venice Neighborhood Council Land Use Planning Committee requirements.

**Parking**

The subject site is parked as per all prior City documentation. The current required parking of the site is 159 spaces, as evidenced by the attached documents which show that 101 parking spaces are required for 320 Hampton (which includes the 2 Bunker Bldgs.) plus an additional 58 spaces that have been provided over the years via a lot tie with 300 Rose and various parking affidavit.

The Proposed additional mezzanine square footage of 13,220 requires parking at 1 per 250/sf (based on an office use classification) or a net add of 53 new parking spaces. The proposed new total for parking based on the current required parking and the new additional mezzanine parking would equal 212 parking spaces. Drawings prepared and also attached denote that the 212 parking spaces will be achieved on the subject site and the use of Affidavit 4606 further stipulates and allows for the site parking to be by means of a parking attendant and tandem parking.

**Occupancy Use**

The building 320 Hampton was initially built and Certificate of Occupancy was issued in 1978 for the intended use as G-1 or industrial. As early as 1984 a Change of Use was applied for noting the request for office alterations and the Change of Use from Industrial to Office B-2 occupancy (see permit application attached as document 4.)

Further drawings have been retrieved from the City archives and such plans show typical office use planning and layout. All this pointing to the fact the City has viewed this site since 1984 as an office type use. This is consistent with all building department and assessor's office records, which classify the buildings use as office.

In addition, even without the Change of Use from Industrial to Office (as noted above and as per the documentation attached), the current zoning of M1-1 allows for an Industrial category of use that is consistent with Google's intended use of the space.

Please reference the City of Los Angeles Zoning Code (sec12.17.5 / B2b), which states allowable form of industrial use for this Zone, includes:

*(b) Any such use is devoted primarily to the development of software and other computer or media-related products or services.*

One of the chief policy underpinnings behind this authorized use is

*"To reflect and accommodate the shift in industrial land use from traditional industrial activity to uses such as those involving record management, Research and Development, information processing, electronic technology, and medical research."*

We look forward to your review and concurrence with the above and the attached documentation. It is our desire to gain your recommendation to move forward with the proposed Mezzanine addition to the Venice Neighborhood Council along with the City of Los Angeles Planning Department and the California Coastal Commission.

Respectfully

**Google 320 Hampton Document Outline and Parking Summary**  
**Case No.DIR-2014-148-VSO**

Document Reference	ADDRESS	Sq. Ft.	Occupancy/Use	Year C of O	Parking Per C of O	Parking Available	Add'l Tandem & Valet Parking	Total Google Available Parking	REMARKS
<b>1</b>	320 Hampton	43,800	G-1*/Industrial	1978	101	101	-	101	(39+62) = 101 See Note # 1
<b>2</b>				1977					Pkg Affidavit 4605 transfer 39 spaces from 300 Rose
<b>3</b>				1977					Pkg Affidavit 4606 allows for Tandem Pkg
<b>4</b>			B-2 Office	1987	N/C				<b>Change of Use to Office</b> Chiat Day Dwg 1987 C of O not available no change in parking noted Coastal exemption noted
<b>5</b>	320 Hampton Bunker Bldg "A"	4,200	G-1 /Storage	1978	-	-			
<b>6</b>			Storage	1984	N/C				internal alterations
<b>7</b>	320 Hampton Bunker Bldg "B"	3,800	G-1*/Industrial	1978	-	-			8 noted but per LADBS incl in 101
<b>8</b>			B-2 Office	1987	N/C				<b>Change of Use to Office</b> C of O not available no change in parking noted Coastal exemption noted
<b>9</b>			B-2/Screen Rm	1994	N/C				Screening rm with fixed seats required
	320 Hampton Proposed Mezzanine	13,220	Office	not yet submitted		11	42	53	new sq ft 13,220 at 1 space/250sf
<b>10</b>	300 Rose	16,773	B-2/Offices	1950	58	58	-	58	(97-39)= See Note # 1
	<b>Total</b>				<b>159</b>	<b>170</b>	<b>42</b>	<b>212</b>	
<b>11</b> <b>12</b> <b>3</b>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>Recorded on 300 Rose there is an agreement #4605 to transfer 39 parking stalls to 320 Hampton.</li> <li>Lot tie #63081 between 300 Rose and 320 Hampton</li> <li>Recorded on 320 Hampton Affidavit #4606 to allow for tandem parking</li> <li>Permit Application and Drawings indicating Office use C of O not available</li> </ol> <p><b>Document attachments in addition to items 1 thru 12 noted here</b>  Gensler Drawing Package dated April 14, 2014, inclusive of site plan, parking proposed, floor plans and elevations of the site  City of Los Angeles Zoning Code</p>								

**320 Hampton**

1.

Address of Building

320 Hampton Dr.



### CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY

**Note: Any change of use or occupancy must be approved by the Department of Building and Safety.**

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

Issued : 4/7/78 Permit No and Year WLA 14423/77

A one story, 262" x 177" Type IIIB and a 20" x 175" Type IV additions to an existing 40" x 100" Type IIIB building. New size of building is 262" x 352" irregular shaped. 101 parking spaces required, 88 standard and 13 compact spaces provided. G-1 occupancy. AFF2352, PKG 4605, PKG 4606

0 0 3 0 0 7 0 0 2 1 9

Owner Richlar Partnership  
433 N. Camden Dr.  
Owner's Address Beverly Hills, Calif. 90291  
5800413200500000433

m B-95b

BY D.P.PATTEE:lt



Recording requested by and mail to:

0 2 7 0 1 3 0 0

**COPY** of Document Recorded  
77-766313  
Original filed with original.  
Processing has been completed.  
LOS ANGELES COUNTY REGISTRAR - RECORDER

Name REGULAR PARTNERSHIP  
Address 433 N. CAMDEN  
BEVERLY HILLS, CALIF  
90210

**COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT**

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

LOTS 6-11 & 20-25 BLOCK 5 OCEAN TRACT  
(Legal Description)

as recorded in Book 23, Page 24, Records of Los Angeles County, which property is located and known as 320 HAMPTON DRIVE  
VENICE, CALIF. (street address).

And, that in consideration of the issuance of a building permit by the City of Los Angeles for which the required parking is allowed to be provided in a tandem arrangement as regulated by Section 12.21-A 400 of the Los Angeles Municipal Code, the undersigned do hereby covenant and agree with said City that the parking will be supervised by an attendant at such times as the building for which the tandem parking is being provided is in active operation.

This Covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs, assignees and shall continue in effect until such time that the Los Angeles Municipal Code unconditionally permits the use or purpose herein above referred to or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Dated this 16 day of June, 1977  
Signature of owner Laurie A. Hagerty (Sign)  
(Two Officer's signatures required for Corporations) Paul Parker (Sign)

**FOR DEPARTMENT USE ONLY**

Branch Office WLA  
District Map 7184  
B & S Affidavit No. 4606

Approved for Recording  
Dept. of Bldg & Safety, by Victor Pen

BAS B-310-10-67

(INDIVIDUAL)  
STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.  
On June 16, 1977  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lawrence N. Field  
known to me to be the person whose name is subscribed to the within Instrument and acknowledged that he executed the same.  
WITNESS my hand and official seal.

(CORPORATION)  
STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.  
On \_\_\_\_\_  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_  
known to me to be the \_\_\_\_\_ President and  
known to me to be \_\_\_\_\_ Secretary of the Corporation that executed the within Instrument, 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 within Instrument pursuant to its by-laws or a resolution of its board of directors.  
WITNESS my hand and official seal.

OFFICIAL SEAL  
LAURIE A. HAGERTY  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires Jan. 28, 1979  
My Commission expires \_\_\_\_\_

**PKG. 4606**  
M.E. 2-17-82

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

**APPLICATION FOR INSPECTION** 1 3 3 0 1 2 0 0 1 0 **TO ADD-ALTER-REPAIR-DEMOLISH (AND FOR CERTIFICATE OF OCCUPANCY)**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT 6-11 N 20-25	BLOCK S	TRACT Ocean Tract	COUNCIL DISTRICT NO 6	DIST. MAP 109.5A143 GENBUS TRACT 2733
2. PRESENT USE OF BUILDING	Industrial		NEW USE OF BUILDING	Office / INDUSTRIAL	
3. JOB ADDRESS	320 Hampton Dr.				
4. BETWEEN CROSS STREETS	ROSS STREETS		AND	Sunset	
5. OWNER'S NAME	Richlar Partnership		PHONE	550-4510	
6. OWNER'S ADDRESS	433 N Camden		CITY	BH 90210	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	20' SIDE BLDG. LINE	
8. ARCHITECT OR DESIGNER	Frank O Gehry & Assoc		C3556	392-9771	
9. ARCHITECT OR ENGINEER'S ADDRESS	11 Brooks Ave Venice		90291	AFFIDAVITS 2/19/87	
10. CONTRACTOR	FLY CONST. CO. INC.	BUS LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	4000 psf CZCA (over) P.C. RECD no (A)
11. SIZE OF EXISTING BLDG.	WIDTH 148	LENGTH 262	STORIES 1	WEIGHT 35	NO OF EXISTING BUILDINGS ON LOT AND USE 1/Office/Industrial
12. CONST. MATERIAL OF EXISTING BLDG.	reinf conc	EXT. WALLS conc	ROOF compo	FLOOR conc	
13. JOB ADDRESS	320 Hampton Dr.				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO AND USE OF EXISTING BUILDING	change of use to office				
15. NEW WORK (Describe)	change of use to office				
NEW USE OF BUILDING	(13) Office		SIZE OR ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	APPLICATOR APPROVED	
DWELL UNITS	MAX. OCC.	TOTAL	APPLICATOR APPROVED	INSPECTOR	
QUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		
PC 1724.65	G.P.I. 65	CONT. INSP.	C 1724.65 B-4-80	BAS 8-31(5.80)	
S.P.C.	P.M.		C 34.49 883		
BP 1845.00	E.I. 46.90		02931 261.00 22/80	1759.14 CHTD	
IF	F.H. 1874.00		C 1474.00 FIRE		
OS 50	U.S.S. 34.49		C 67.32 055		
DIST OFFICE WLA	S.P.S.S. 0732		C 1845.00 50-8		
P.G. NO. C6580	C/D	ENERGY none	6308 2 06/11/87	3433.22 CHTD	

**DECLARATIONS AND CERTIFICATIONS**

**16. LICENSED CONTRACTORS DECLARATION**  
I hereby affirm that I am licensed under the 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.  
Date: 6-11-87 Lic. Class: B Lic. Number: 480166 Contractor: [Signature] (Signature)

**17. OWNER-BUILDER DECLARATION**  
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 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 (Sec. 7044, Business and Professions Code).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).  
 I am exempt under Sec. B, P. C. for this reason.  
 Date: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_

**18. WORKERS' COMPENSATION DECLARATION**  
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or certified copy thereof (Sec. 3860, Lab. C.).  
Policy No.: DC 51940 Insurance Company: REPUBLIC INS (1-1-88)  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Building and Safety.  
 Date: 6-11-87 Applicant's Signature: [Signature]

**19. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
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 of California.  
Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

**20. 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. 3097, Civ. C.).  
Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_

**21. AFFIRMATION**  
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 city to enter upon the above-mentioned property for inspection purposes.  
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (Sec. 91.02) 2 LAMC  
 Applicant: [Signature] P.M. 6-11-87  
 City: \_\_\_\_\_

4.

(7184-5)

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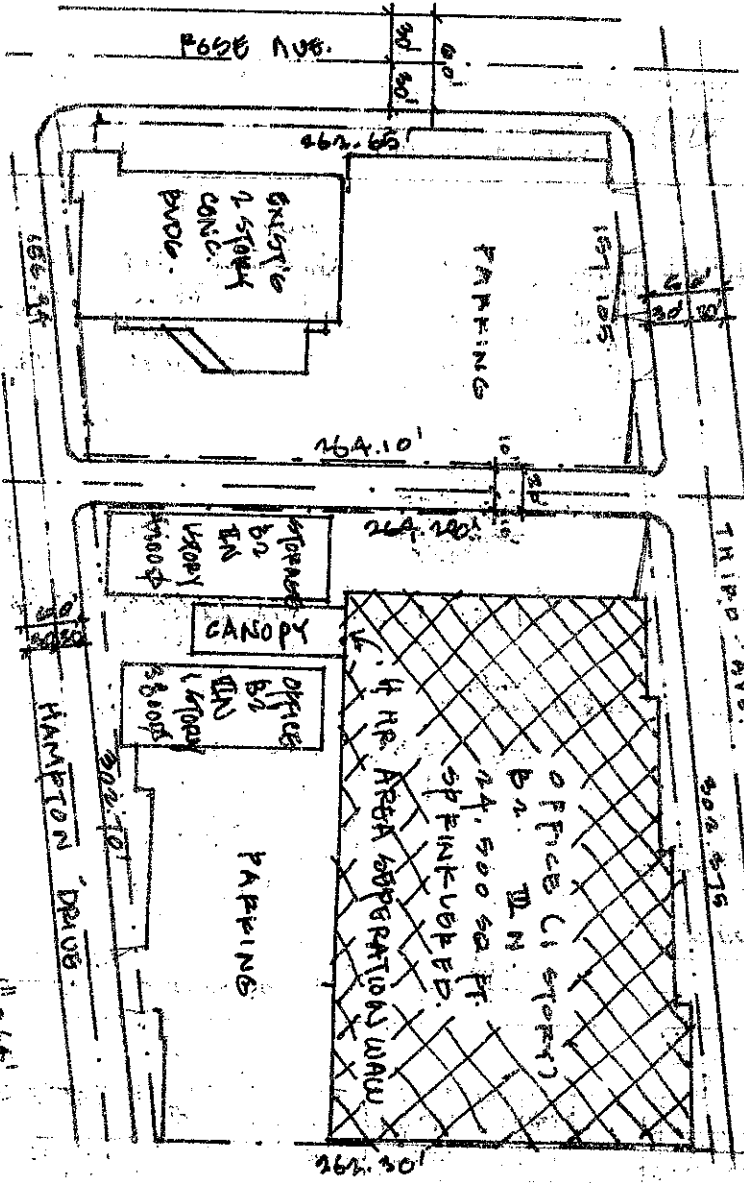
~~Holler 2587~~  
~~12-19-87~~

ATTN = 027910530

Const'l number 6012 2/3/87  
DUTCHMAN 2/3/87

lot tie off = 87-706978  
OB off = 87-706979

C	46.90	E.I.
C	1474.00	FIRE
C	67.32	OSS
C	1045.00	SP-R
	67633	DDBI
J630B	4	06/11/87 3433.22 ENDR





320 Hampton  
Bunker Bldg A

Address of building

320 Hampton Dr.



CITY OF LOS ANGELES  
CERTIFICATE OF OCCUPANCY

**Note: Any change of use or occupancy must be approved by the Department of Building and Safety.**

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

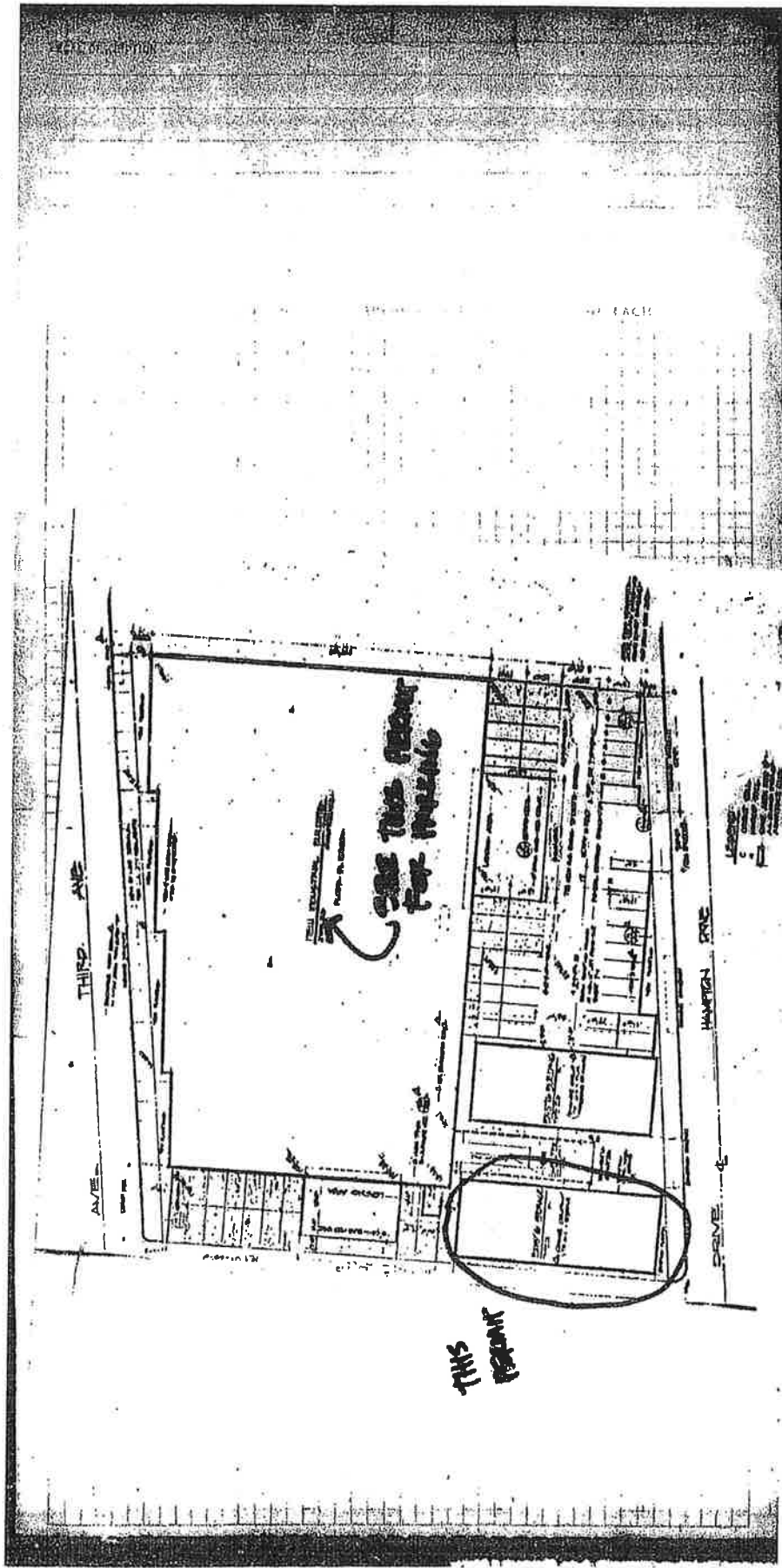
Issued 4/7/78 Permit No. and Year WLA 14425/7.7 :

One story, Type IV, 40' x 105' industrial storage, changed from Auto storage F-1. G-1' occupancy. AFF2352

0 0 3 0 0 7 0 0 2 1 7

Owner Richlar Partnership  
Owner's Address 433 N. Camden Dr.  
Beverly Hills 90210

BY D.P.PATTEE:lt



3 APPLICATION FOR INSPECTION CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 1. LEGAL LOT 6-11 A, TRACT Ocean Tract, COUNCIL DISTRICT NO 6, DIST. MAP 109.5A143. 2. PRESENT USE OF BUILDING Office Storage, NEW USE OF BUILDING Office Storage. 3. JOB ADDRESS 320 Hampton Dr. Bldg. A. 4. BETWEEN CROSS STREETS Sunset, AND Rose Ave. 5. OWNER'S NAME Richlar Partnership, PHONE 550-4510. 6. OWNER'S ADDRESS 433 N. Camden, CITY BH, ZIP 90210. 7. ENGINEER Frank O Gehry & Assoc., BUS. LIC. NO. C 3556, ACTIVE STATE LIC. NO. 392-9771. 8. ARCHITECT OR DESIGNER Frank O Gehry & Assoc., BUS. LIC. NO. C 3556, ACTIVE STATE LIC. NO. 392-9771. 9. ARCHITECT OR ENGINEER'S ADDRESS 11 Brooks Ave., CITY Venice, ZIP 90291. 10. CONTRACTOR CORD FILL, 4000, PST, CZCA. 11. SIZE OF EXISTING BLDG. WIDTH 40, LENGTH 105, STORIES 1, HEIGHT 11, NO. OF EXISTING BUILDINGS ON LOT AND USE 1 Office Industrial. 12. CONST. MATERIAL metal, EXT. WALLS metal, ROOF metal, FLOOR CCRC. 13. JOB ADDRESS 320 Hampton Dr., STREET GUIDE. 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$45,000. 15. NEW WORK (Describe) Internal Alterations. 2 of 3 TV = 750,000. 16. NEW USE OF BUILDING Office Storage, SIZE OF ADDITION 0, STORIES 0, HEIGHT 0. TYPE N, GROUP OCC. B-2, FLOOR AREA. DWELL UNITS 0, MAX. OCC. TOTAL. GUEST ROOMS 0, PARKING REQ'D MC, PARKING PROVIDED STD. COMP. INSPECTION ACTIVITY. 17. PC, SPC, BP 246.50, IF, DIST. OFFICE, P.D. NO. C 6580. CASHIERS USE ONLY. 18. PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the 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. Date 6-11-87 Lic. Class B Lic. Number 48816 Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's 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, provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for 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 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 Contractor's 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 Contractor's License Law. I am exempt under Sec. B, & P. C. for this reason. Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. NC519400 Insurance Company REPUBLICAN. Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date 6-11-87 Applicant's Signature (Signature)

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. 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 of California. Date Applicant's Signature

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, Civ. C.). Lender's Name Lender's Address

21. 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 city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 87102 LAMC) Signed (Signature) Position Date 6-11-87

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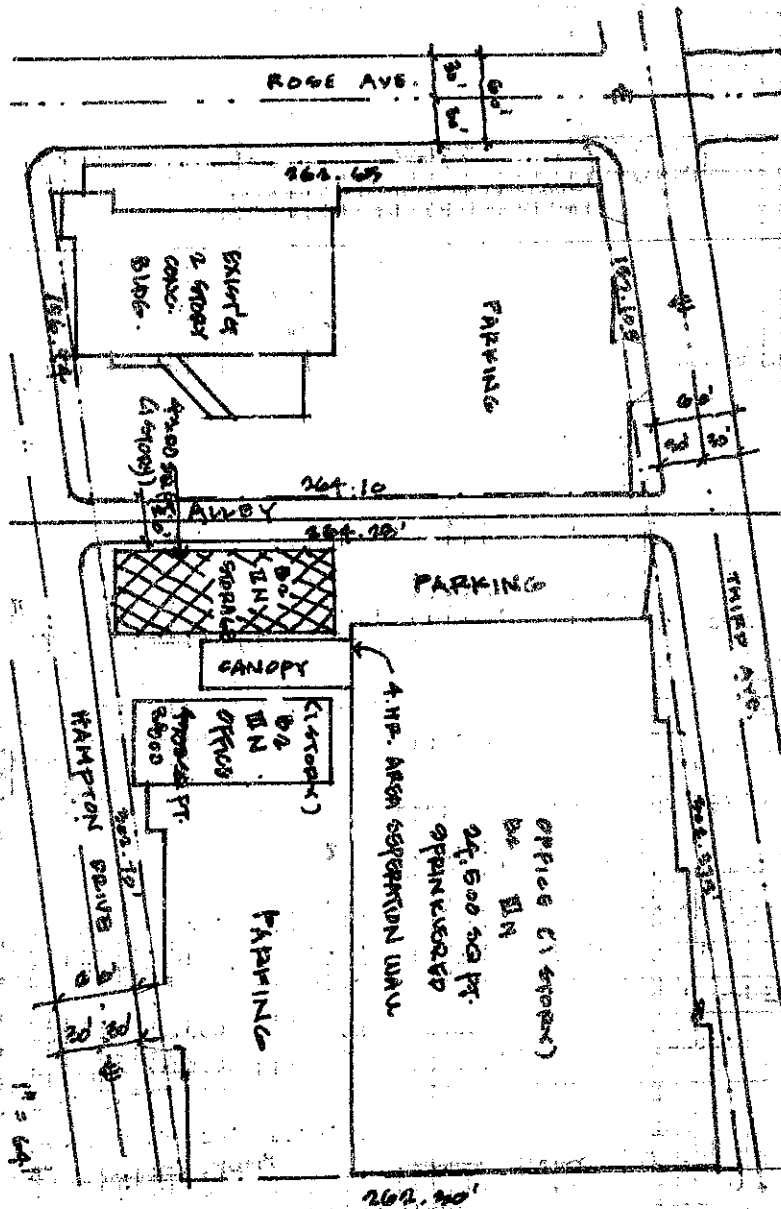
Abelho - 2-3-87

Butcher 2/3/87

Coastal Exemption Ok. L. R. 2/6/87

lot tie off = 87-706978  
OB aff = 87-706979

3.15	6.1	C
4.99	0.53	C
246.30	HP-R	C
676.34	DDA1	C
306.11	RD	
20.11	90	
254.64	2ND	
49.452	RD	



**320 Hampton  
Bunker Bldg B**

Address of Building 320 Hampton Dr.



CITY OF LOS ANGELES  
CERTIFICATE OF OCCUPANCY

**Note: Any change of use or occupancy must be approved by the Department of Building and Safety.**

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

Issued : 4/7/78 Permit No and Year WLA 14426/77

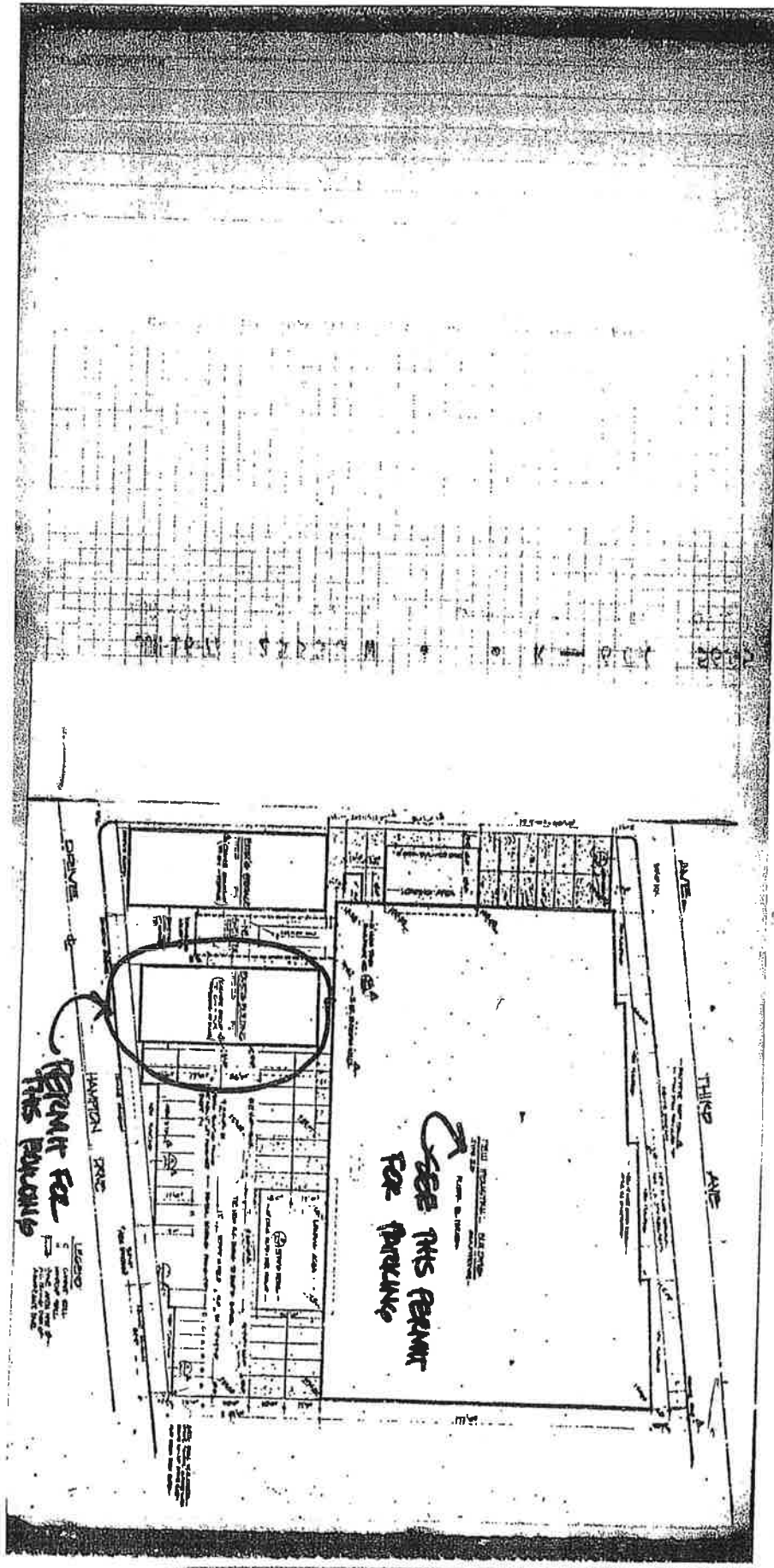
One story, Type IIIB, 40' x 95', industrial storage, changed from F-1 Auto Repair. G-1 occupancy.  
AFF2352

0 0 8 0 0 7 0 0 2 1 8

Owner Richlar Partnership  
Owner's Address 433 N. Camden Dr.  
Beverly Hills, California 90210

m 8-95b

BY D.P.PATTEE:lt





INSTRUCTION NO. 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT 6-11 & BLOCK S TRACT Ocean Tract	COUNCIL DISTRICT NO. 6	DIST. MAP 109.5A143 CENSUS TRACT 2733
2. PRESENT USE OF BUILDING (As)	stray	NEW USE OF BUILDING 1) office	ZONE MI-1 FIRE DIST. TWO LOT TYPE Int
3. JOB ADDRESS	320 Hampton Dr. Bldg. B		LOT SIZE Irreg.
4. BETWEEN CROSS STREETS AND	ROSE AVE. Sunset		ALLEY SIDE 20' SIDE
5. OWNER'S NAME	Richard Partnership	PHONE 550-4510	BLCG. LINE --
6. OWNER'S ADDRESS	433 N. Camden Bldg. 201	CITY 90210	AFFIDAVITS 4000 Bst CZCA 2/13/72
7. ENGINEER		BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	P.C. RECD No (A)
8. ARCHITECT OR DESIGNER	Frank O Gehry & Assoc.	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 392-9771	DISTRICT OFFICE WIA SEISMIC STUDY ZONE --
9. ARCHITECT OR ENGINEER'S ADDRESS	11 Brooks Ave. Venice	CITY 90291	GRADING -- FLOOD -- HWY. DED. -- CONG. --
10. CONTRACTOR		BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	ZONED BY R. Bruce FILE WITH TYPIST cdn INSPECTOR
11. SIZE OF EXISTING BLDG.	WIDTH 40 LENGTH 95 STORIES 1 HEIGHT 10	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS conc ROOF metal FLOOR conc		
13. JOB ADDRESS	320 Hampton Dr. Bldg. B		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 35,000	
15. NEW WORK (Describe)	Internal alterations.		
	3 of 3 TV = 750,000		
NEW USE OF BUILDING	(13) Office	SIZE OF ADDITION 0	STORIES HEIGHT
TYPE	GROUP OCC. B.2	FLOOR AREA	PLANS PREPARED
DWELL. UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTOR ACTIVITY
		STD. COMP.	COMB. ALAR. WALS. CORR. E.O.
			B & S-3 (R.S. 60)
PG	G.R.	CON. INSP.	
S.P.C.	P.M.		
B	EI	2.45	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.
F	F.H.		
SD	G.S.S.	A.08	
DIST OFFICE	S.O.S.S.		
P.C. NO.	S/O	ENERGY	

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the 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.

Date 6-11-87 Lic. Class B Lic. Number 48016 Contractor (Signature)

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's 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 is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 or Sections Code) or that he is exempt therefrom 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 no structure is not intended or offered for sale (Sec. 7044, Business and Professions Code; The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's 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 Contractor's License Law).

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

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

WORKERS' COMPENSATION DECLARATION

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

Policy No. MC 519400 Insurance Company Republic Ind. Co.

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 6-11-87 Applicant's Signature (Signature)

Applicant's Mailing Address \_\_\_\_\_

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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 of California.

Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

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 provisions of this permit shall be deemed revoked.

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. 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 city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec 91.007, AMC)

Signed (Owner or agent having property or their consent) Position Date 6-11-87

15300200411

8a

< 7134-5 >

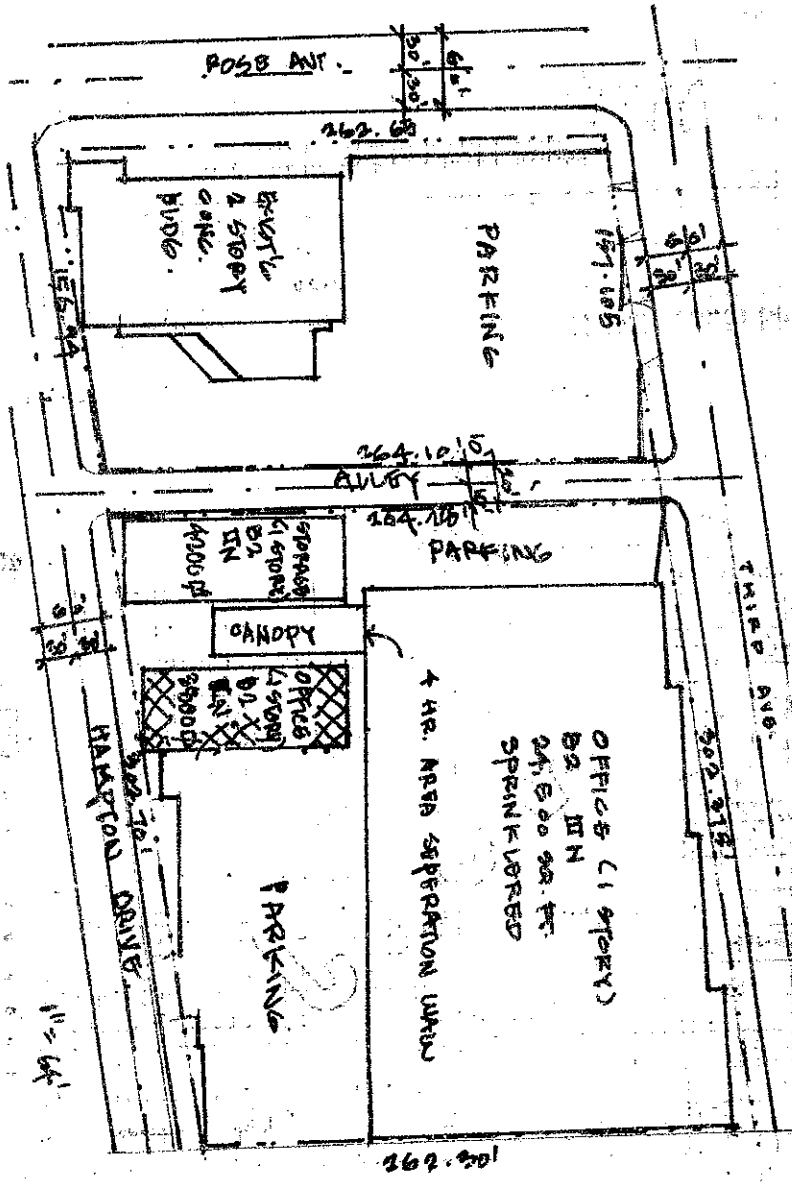
Abelton 2-3-87

Buttice 2/3/87

Coastal Enclosure 2-6-87

Lathe off = 87-706978  
OB off = 87-706979

2.45	E.I.
4.08	OSJ
201.80	BP-R
67635	WDM
3 05/11/87	J6810
208.03	PDR



Address of Building 320 HAMPTON DR.



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

- Checkboxes for occupancy compliance: Non-Residential Uses (checked) and Residential Uses (unchecked).

Permit No and Year 93LA11390

CREATE A PROJECTION ROOM/SCREENING ROOM (WITH 49 FIXED SEATS) WITHIN AN EXISTING 1 STORY, TYPE III-N, 40' X 96', OFFICE BUILDING. B2 OCCUPANCY.

ZI1312, ZI1466, AFF38382, AFF47079, AFF2352, AFF63081, OB15588

5000331200600000593

Total Parking Required [ ] No Change in Parking requirement.
Total Parking Provided [ ] = Standard [ ] + Compact [ ] + Disabled [ ]

\* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: LA-VN-WLA-SP-C.D. # 6

Bureau: BLDG BCS

Division: GI-MS-MSS-EQ-BMI-COMM

Owner DIGITAL DOMAIN
Owner's Address 300 ROSE AVE.
VENICE, CA 90291

Signature and By: DL:SF:jpp

Issued: 6/22/94

Vertical stamp: 5000331200600000593

175

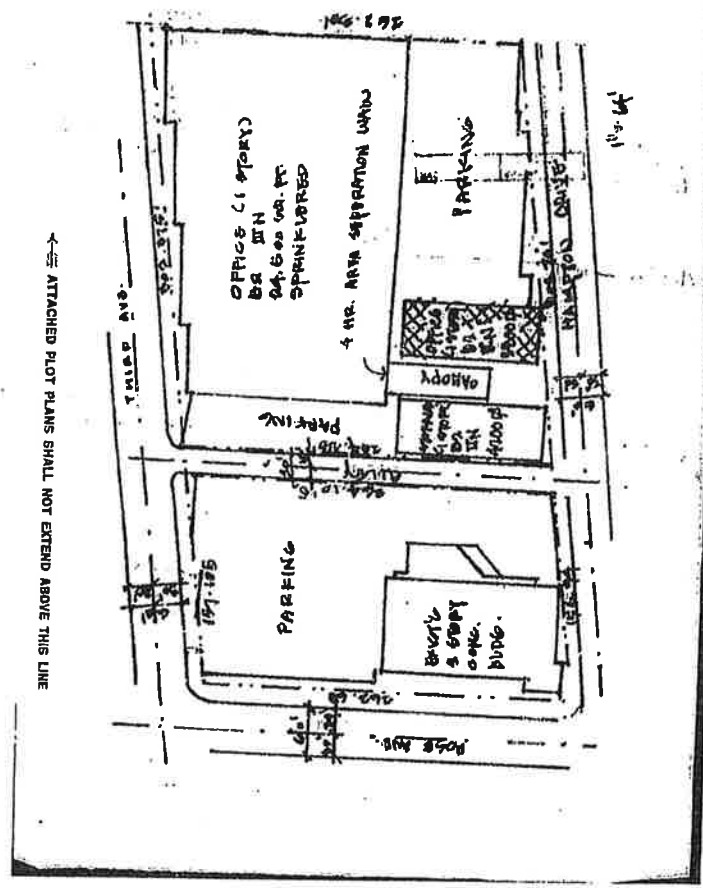
Bureau of Engineering

Public Works Improvement Services	Requires YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PERMIT	ADDRESS APPROVED	
Grading	SFG NOT APPLICABLE	DRIVEWAY	
		HIGHWAY	REQUIRED
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	DEDICATION	COMPLETED
CEQA		FLOOD CLEARANCE	
Fire	APPROVED (TITLE 19) (L.A.M.C. 5700)		
CRA	APPROVED - HYDRANT UNIT, ROOM 020 CHE		
Transportation	APPROVED PER REDEV. PROJECT		
Planning	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR GRD. # 168,999 (ZL1912) per BB		
	WORK SHEET # 93-3118		
	APPROVED UNDER CASE # 21 1466		
	LANDSCAPE/XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.		
Cultural Affairs	DWELLING UNITS		
Rent Stabilization Division			

WCA 7104-S  
 C93850190  
 SFG NOT APPLICABLE  
 PRIVATE SEWAGE SYSTEM APPROVED  
 SFG NOT APPLICABLE  
 SFG PAID  
 SFG DUE  
 APPROVED (TITLE 19) (L.A.M.C. 5700)  
 APPROVED - HYDRANT UNIT, ROOM 020 CHE  
 APPROVED PER REDEV. PROJECT  
 APPROVED FOR DRIVEWAY LOCATION  
 APPROVED FOR GRD. # 168,999 (ZL1912) per BB  
 WORK SHEET # 93-3118  
 APPROVED UNDER CASE # 21 1466  
 LANDSCAPE/XERISCAPE  
 SIGHT PLAN REVIEW  
 HOUSING AUTHORITY AFFIDAVIT NO.  
 RECEIPT NO.  
 DWELLING UNITS

10/20/93  
 10/22/93  
 10-12-93  
 10-20-93

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



← ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

**3 APPLICATION FOR INSPECTION** CITY OF LOS ANGELES DEPT. OF BUILDINGS AND SAFETY

**TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT	BLOCK	TRACT	CITY CLERK REI NO	DIST. MAP
1-11 &		S	Ocean Tr	MR23-93/94	1118141
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			CEASUS TRACT	ZONE
(13) office	conf rm/screening rm			2733	M1-1
3. JOB ADDRESS	SUITE/UNIT NO		FIRE DIST. COUN. DIST.		
320 Hampton Dr			II 6		
4. BETWEEN CROSS STREETS	AND		LOT TYPE		
Rose Av	Sunset Av				
5. OWNER'S NAME	OWNER	TENANT	PHONE	LOT SIZE	
David L. Doman				50 x 130	
6. OWNER'S ADDRESS	CITY		ZIP		
300 Rose Av	Venice		90291		
7. ENGINEER	DVS. LIC. NO	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
Chodai & Assoc		3126 310-839-1267		20' side	
8. ARCHITECT OR DESIGNER	DVS. LIC. NO	ACTIVE STATE LIC. NO.	PHONE	BLVD. LINE	
Koning Eisenberg	C13530	310-828-6131			
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP	DOCUMENTS/ EASEMENTS	
150 10th St	Santa Monica		90404	AFF 38382	
10. CONTRACTOR	DVS. LIC. NO	ACTIVE STATE LIC. NO.	PHONE	AFF 37079	
Herman Construction	463328	451326 818-344-5987		CZCAV	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	AFF 2352	
WIDTH 40 LENGTH 96	1	22'	4 office/storage	ZI 1312 1466	
12. FRAMING MATERIAL OF EXISTING BLDG	EXT. WALLS	ROOF	FLOOR	AFF 63081	
	conc	b/u stl dec	conc	DB15588	
13. JOB ADDRESS	SUITE/UNIT NO		DIST. OFF. P/C REGO		
320 Hampton Dr			WLA		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED IN OPERATION AND USE PROPOSED BUILDING	\$		GRADING		
	130,000		66184C		
15. NEW WORK (EXCEPT alterations to replace conf rm w/ screening rm)	HEIGHT		FLOOD		
coating & prof rm: partitions elev flr, susp clgs drs					
NEW USE OF BUILDING	TYPE	MAX. OCC	STORIES	BUILDING PLANS CHECKED	FILE WITH
conf rm	III-A	93	none	Daniel Alvidrez	FILED BY
					DATE
					09/10/93
APPELL UNITS	BUILDING	ZONING AREA	APPLICANT APPROVED	INSPECTOR	
ALL A	NC	NC	Yes	J. B. [Signature]	
GUEST ROOMS	PARKING REGO	PARKING PROVIDED	INSPECTION ACTIVITY		
	NC	NC	CR. [Signature]		
PC. 650.72	G.P. - NP	HOA	ED.		
65.50	15.24				
13.01	27.30				
RES. OFF.	DOB.	SPRINKLERS	REGO SPEC		
LA	YES				
PC NO.	YES	ENERGY	YES		

320 Hampton Dr.

09/14/93 12:44:45PM T-3951 0 09

Bldg Plan Chcc 650.72

One Stop 13.01

Sys Dev 39.04

Total 702.77

Check 702.77

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO \_\_\_\_\_ P/R

ADMINISTRATIVE APPROVAL DATED \_\_\_\_\_

BY \_\_\_\_\_

SEAL PLANS CHECKED \_\_\_\_\_

HOUSING MITIGATION FEE CHARGE \_\_\_\_\_

REQUIRED  EXEMPT

ASBESTOS NOTIFICATION

Check Box  Notification letter sent by A/CMD or EPA

I, the person that notification of asbestos removal is not applicable to addressing project

Signature: [Signature] Date: [Date]

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

16. I hereby affirm that I am licensed under the 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.

Date: 09/14/93 Lic. Class: A/B Lic. Number: 45150 Contractor: [Signature]

**OWNER-BUILDER DECLARATION**

17. I hereby affirm that I am exempt from the Contractor's 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, requires the applicant for such permit to file a sworn statement that he is licensed pursuant to the provisions of the Contractor's License Law (Commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the stated exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than ten hundred dollars (\$100). I:

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 Contractor's License Law does not apply 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 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts to such projects with a contractor's license pursuant to the Contractor's License Law.

I am exempt under Sec. \_\_\_\_\_ of B. & P. C. for this reason: \_\_\_\_\_

Date: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of workers' compensation insurance, as required by Section 3700, Labor Code.

Policy No.: A 062966275 Insurance Company: State Farm Comp

Certified copy is hereby furnished

Approved by: [Signature] Date: 9/15/93

Applicant's Mailing Address: 320 Hampton Dr, Venice, CA 90291

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

19. 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 of California.

Applicant's Signature: [Signature]

NOTICE TO APPLICANT: If after making this Certificate of Exemption you are deemed subject to the Workers' Compensation provisions of the Labor Code, you must faithfully comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3207, Civ. C.).

Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_

21. 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 liability insurance requirements in this city. I realize that this permit is an application for inspection, that it does not represent or justify the work being done hereon, that it does not constitute or permit any violation or failure to comply with the applicable law that applies in this city of Los Angeles nor any board, department, officer or employee thereof under any warranty or stipulation for the performance of results of any work described herein or the condition of the property at any time when such work is performed (Sec. 910202, L.A.M.C.).

Signed: [Signature] Position: [Signature]

**300 Rose**

Address of Building ..... 300 Ross Ave.  
 Permit No. and Year ..... 10568, 10532, - 1949  
 Certificate Issued ..... APRIL 10, 1950

CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY

**CERTIFICATE OF OCCUPANCY**

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

2 story, Type III-A, 68' x 124', Offices and Garages,  
 415 Occupants, C-1 and B-2 Occupancies.

Owner Southern Counties Gas Company of California  
 Owner's Address 810 S. Flower Street  
 Los Angeles 14, California

Form B-95a—20M—1-50 G. E. MORRIS, Superintendent of Building By L. Houser

Address of Building 300 'Rose Ave.



CITY OF LOS ANGELES  
CERTIFICATE OF OCCUPANCY

**Note: Any change of use or occupancy must be approved by the Department of Building and Safety.**

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy, group in which it is classified

Issued 6-13-78 Permit No. and Year W14427/77

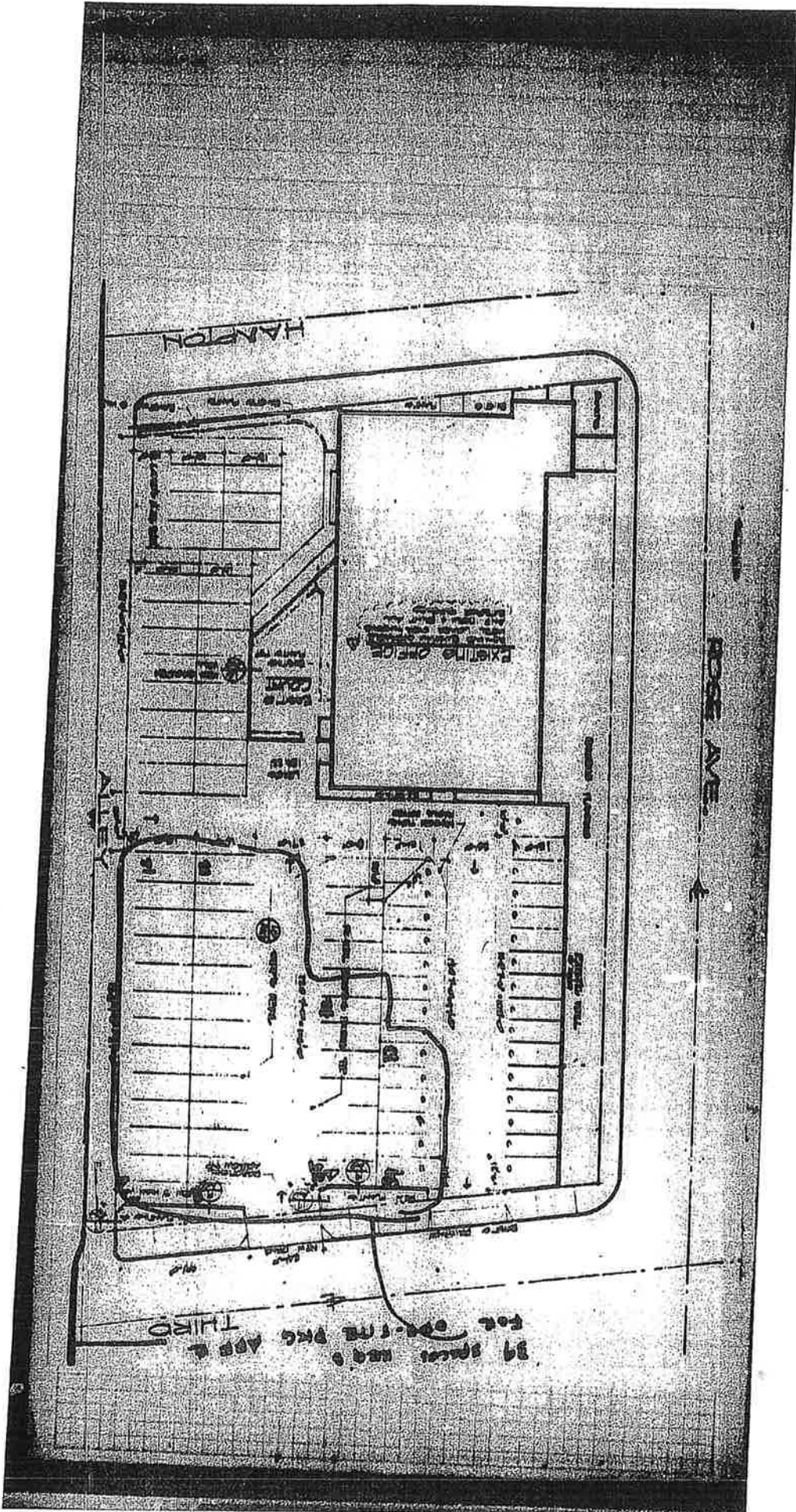
Parking lot with 39 parking spaces required  
97 parking spaces provided, USE OF LAND ONLY.  
Pkg. 4607

0 1 5 0 1 2 0 0 1 5 5

Owner  
Owner's Address  
Richalr Partnership  
433 N. Camden Drive  
Beverly Hills, Calif. 90210  
5000318200500001080

BY D.P.PATTEE:wm





BY SPECIAL AGENT  
FOR THE DISTRICT OF COLUMBIA  
APR 4 1910

1. LOT NO.	1-3	2. BLOCK NO.	8	3. TRACT NO.	00000	4. CITY	LOS ANGELES		
5. PURPOSE OF BUILDING	Use of Land --- Parking Lot						6. DISTRICT	2743	
7. JOB ADDRESS	300 Rose Ave.						8. PLAT	M-1-3	
9. BETWEEN CROSS STREETS	Hampton	AND	3rd					10. BLOCK	Block
11. OWNER'S NAME	Richlar Partnership						12. PHONE	550-1510	
13. OWNER'S ADDRESS	433 N. Camden Dr. Bev. Hills						14. LOT AREA	262x157.20	
15. ENGINEER							16. ALLEY	20' R.	
17. ARCHITECT OR DESIGNER	Friedman Togawa Smith						18. BLOCK	10	
19. CONTRACTOR	Breton Construction						19. AFFIDAVITS	PKG 4607	
20. BRANCH LEADER									
21. SIZE OF NEW BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	1 Office Bldg.			
22. MATERIAL OF CONSTRUCTION							23. SEISMIC STUDY	NONE	
24. JOB ADDRESS	300 Rose Ave.						25. DIST. OFFICER	WLA	
26. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	No FEE						27. CHD	SOIL	
WORKERS COMP. CERTIFICATE						EXEMPT	ON FILE	28. GRADING	YES
PURPOSE OF BUILDING						STORIES	HEIGHT	FLOOD	YES
Use of Land									
29. TYPE	GROUP OCC.	BLDG. AREA	TOTAL	PLANS CHECKED	COMB.	CHECKED BY			
30. SWELL UNITS	MAX. OCC.			FILED	General				
31. TRUCK ROOMS	PARKING REQ'D	PARKING PROVIDED		APPLICATION	FILE WITH				
32. SPRINKLERS SPECIFIED	CONT. INSP.	39	STD. 67 COMP. 30	INSPECTION ACTIVITY	COMB.	GEN.	HAZ.	COND.	
33. P.C. NO.	S.P.C.	B.P.	T.I.	P.M.	I.F.	G.P.I.	O/O	O/S	
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID; PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.						TYPED			
AUG-9-77 03003 W 14427 • K - 1 CK 1090									
<b>STATEMENT OF RESPONSIBILITY</b>									
I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.									
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)									
Signed: <i>Timothy J. Smith</i>						Signature/Data			
Bureau of Engineering						ADDRESS APPROVED			
DRIVEWAY						HIGHWAY DEDICATION REQUIRED			
FLOOD CLEARANCE						COMPLETED			
SEWERS						SEWERS AVAILABLE			
NO SEWER/PLUMBING REQ'D.						SFC PAID			
SFC NOT APPLICABLE						SFC DUE			
Conservation						APPROVED FOR ISSUE			
Fire						APPROVED (TITLE 19) (L.A.M.C. 5700)			
Housing						HOUSING AUTHORITY APPROVAL			
Planning						APPROVED UNDER CASE #			
Traffic						APPROVED FOR			

Recording requested by  
and mail to:

2 4 3 0 0 7 0 0 2 5 1

PERRY BLAKE @ Frank Gehry Assoc.

(Name)

11 Brooks Ave

(Address)

Venice, CA 90291

**COPY** of Document Recorded

87- 706978

Has not been compared with original  
SPACE ABOVE THIS LINE FOR RECORDER'S USE  
Original will be returned when

**COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL**

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

Lots 6-11, 20-25 Block "S" of Ocean Tract

(Legal Description)

as recorded in Book 23 Page 93/94 Records of Los Angeles County

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

320 Hampton Drive, Venice, CA

(Street Address)

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

This covenant and agreement is executed for the purpose of creating one legal parcel for  
development.

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

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

**SIGNATURES  
MUST BE  
NOTARIZED**

Owner's Name The Richlar Partnership  
(Please type or print)

Signature of owner Lawrence N. Field (Sign)

{ Two Officer's Signatures } Lawrence N. Field, Partner (Sign)  
{ Required for Corporations }

Name of Corporation N/A

Dated this 17th day of February 19 87



Staple

STATE OF CALIFORNIA

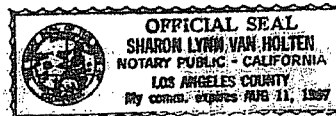
COUNTY OF LOS ANGELES ) SS.

On this the 21st day of April 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared Lawrence N. Field

\_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as one of partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same. WITNESS my hand and official seal.

Signature Sharon Lynn Van Holten

FOR NOTARY SEAL OR STAMP



in the year  
: in and for  
\_\_\_\_\_  
and  
personally  
dence to be  
President  
Secretary  
dged to me  
uant to its

CAL-377 (Rev. 8-82) Ack. Partnership

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

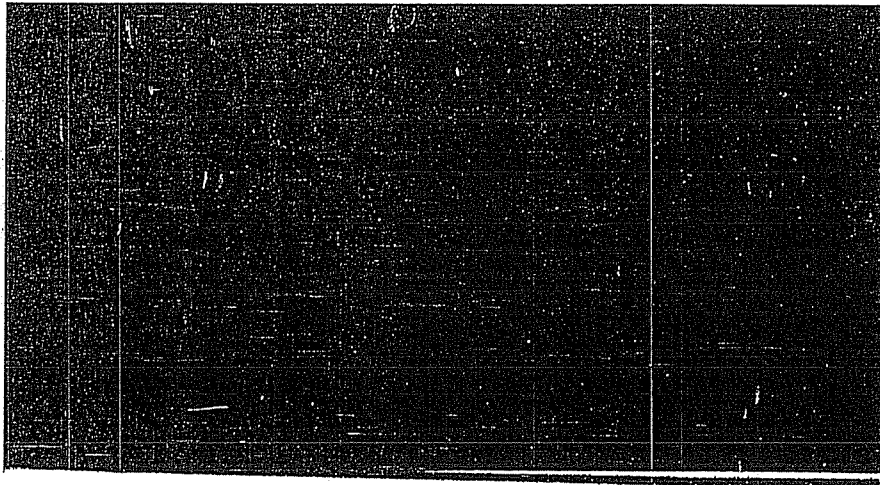
FOR DEPARTMENT USE ONLY

Branch Office W. L. A.

District Map 109.5 A143 and 111B141

Affidavit Number 63081

APPROVED BY S. C. K...  
Entered on MAC Date 6-20-87



RECORDED AT THE REQUEST OF  
THE CITY OF LOS ANGELES

90-2126492

PLEASE DELIVER TO:  
CITY CLERK MAIL BOX

COVENANT AND AGREEMENT TO HOLD  
PROPERTY AS ONE PARCEL

FEE \$7 N  
2

R/W No. 32628  
Vac. #01637

The undersigned hereby certify that they are the owners of the herein-  
after legally described property in The City of Los Angeles, County of  
Los Angeles, State of California:

Lots 1 to 11 inclusive, and Lots 20 to 25 inclusive, in Block  
S of Ocean Tract, in the City of Los Angeles, as per map recorded in  
Book 23, Pages 93 and 94 of Miscellaneous Records, in the office of the  
county Recorder of said County.

Form and Purpose  
Checked by  
Date: AUG 11 1991

And, in consideration of the elimination of the requirement for the  
recording of a new tract map, and to meet a condition for the vacation  
of the public alley entitled "ALLEY SOUTHEASTERLY OF ROSE AVENUE BETWEEN  
HAMPTON DRIVE AND 3RD AVENUE", proposed to be vacated by action of the  
City Council, under Council File No. 76-3081; and described herein by  
reference to the Resolution to Vacate recorded on 12-29-90, as  
Document No. 90-2126492, in the office of the Los Angeles County  
Recorder; does hereby covenant and agree with The City of Los Angeles, a  
municipal corporation, that (each of) the above legally described parcels  
of land together with the area proposed to be vacated by said proceedings,  
which would pass with conveyance of the said lot(s), or by operation of law,  
will be held as one parcel and no portion thereof will be sold separately  
until such time as a new tract map or parcel map is recorded over said area  
or until released by authority of The City of Los Angeles.

The undersigned also understands and agrees that the Bureau of  
Engineering will require that any loading and unloading activities are  
to be conducted onsite and not on any of the four adjoining streets.

It is further provided that a breach of the foregoing covenant and  
agreement shall not defeat nor render invalid the lien of any mortgage or  
deed of trust made in good faith and for value as to said premises or any  
part thereof.

This covenant and agreement shall run with the land and shall be bind-  
ing upon the undersigned, and future owners, encumbrancers, its and their  
successors and assigns, and shall continue in effect until such time as a  
new tract map or parcel map is recorded over said area or until released by  
authority of The City of Los Angeles.

9/12/89  
DATED

THE RICHLAR PARTNERSHIP,  
A GENERAL PARTNERSHIP

BY: *Lawrence N. Field*  
LAWRENCE N. FIELD  
General Partner

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

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. 3 P.M. DEC 27 1990  
PAST.