

60 Day Notice to Quit

To: JAMES STEVEN BURBANK, JENNIFER BURBANK, AND ALL OTHERS IN POSSESSION, PLEASE TAKE NOTICE that your occupancy of the PREMISES located at 518 N STONEMAN AVE., ALHAMBRA, CALIFORNIA 91801, LOS ANGELES COUNTY is hereby terminated sixty (60) days after service upon you of this notice.

YOU ARE HEREBY REQUIRED to vacate and move your belongings by the above stated time period. This Notice is being served pursuant to California Civil Code 1946.2(2)(A)(i) because the Landlord seeks in good faith to occupy the residential real property by the owner's father Robert L. Fernandez.

YOU ARE ALSO HERBY NOTIFIED that according to California Civil Code 1946.2 (A)(iv) you may request proof that the intended occupant is an owner or related to the owner as defined in subclause (II) of clause (viii). The proof shall be provided upon request and may include an operating agreement and other non-public documents.

YOUR FAILURE TO VACATE within said time period will result in local proceedings against you to recover possession of the subject premises described above, attorneys' fees, court costs, and penalty damages of \$600.00 under Section 1174 of the *California Code of Civil Procedure*.

NOTICE: You are entitled to relocation assistance pursuant to Civil Code Section 1946.2(d)(3). Landlord agrees to waive last month's rent.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind when you moved out.

January 29, 2025

Landlord: Brad Martinez